



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
JUNE 15, 2021
10:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.beelinecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
BEELINE COMMUNITY DEVELOPMENT DISTRICT
The Oaks Center
2501 Burns Road, Suite A
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
June 15, 2021
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 20, 2021 Regular Board MeetingPage 3
- G. Old Business
 - 1. Update on Fire and Water Systems
- H. New Business
- I. Administrative Matters
 - 1. Monthly Status Report – Operations.....Page 6
 - 2. Monthly Status Report – Engineer.....Page 8
- J. Board Members Comment
- K. Adjourn

The Palm Beach Post

Palm Beach Daily News | LOCALiQ

PROOF OF PUBLICATION STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Teal Pontarelli, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper on: first date of Publication 02/05/2021 and last date of Publication 02/05/2021. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

BEELINE COMM DEV DIST
2501 BURNS RD
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PALM BEACH GARDENS, FL 33410-5207

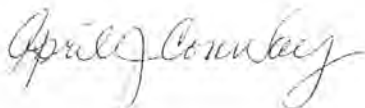
Invoice/Order Number:	0000622685
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Balance Due:	\$316.48

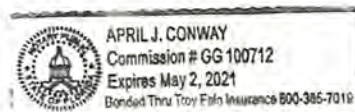
Signed


(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 5th day of February, 2021 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed





Please see Ad on following page(s).

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**BEELINE COMMUNITY
DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2020/2021
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Beeline Community Development District (the "District") will hold Regular Meetings ("Meeting" and/or "Meetings") in the Conference Room at The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410 at 10:30 a.m. and will also be conducted by telephonic and video conferencing communications media technology on the following dates:

February 16, 2021
March 16, 2021
April 20, 2021
May 18, 2021
June 15, 2021
July 20, 2021
August 17, 2021
September 21, 2021

While it may be necessary to hold the Meetings utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meetings by accessing the District's website, www.beelinecdd.org and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

Join by URL for VIDEO ACCESS at:
<https://us02web.zoom.us/j/87520543658>
OR
Call In at: 929-436-2866
Meeting ID: 875 2054 3658

The purpose of the Meetings is to conduct any all business coming before the Board. Copies of the Agenda for any of the Meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

If any person decides to appeal any decision made with respect to any matter considered at these Meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these Meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

BEELINE COMMUNITY
DEVELOPMENT DISTRICT
www.beelinecdd.org
2-5/2021

0000622685-01

**BEELINE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 20, 2021**

A. CALL TO ORDER

District Manager Todd Wodraska called the April 20, 2021, Regular Board Meeting of the Beeline Community Development District to order at 10:32 a.m. in the Conference Room of The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Mr. Wodraska presented proof of publication that notice of the Regular Board Meeting was published in *The Palm Beach Post* on October 12, 2020, as legally required.

C. ESTABLISH QUORUM

A quorum was established:

Chair	John Sillan	Present
Vice-Chair	William Howden	Present
Supervisor	Joseph Pruszynski	Present via phone
Supervisor	Robert Simm	Present via phone
Supervisor	Jack Harris, Jr.	Present

Also in attendance were:

District Manager	Todd Wodraska Andrew Karmeris	Special District Services
District General Counsel	Gerald Knight	Billing, Cochran, Lyles, Mauro & Ramsey, P.A via phone
District Engineer	Karen Brandon	AECOM via phone

D. ADDITIONS OR DELETIONS TO THE AGENDA

None.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. January 19, 2021, Regular Board Meeting

A **motion** was made by Mr. Harris, seconded by Mr. Howden, and unanimously passed to approve the minutes of the January 19, 2021, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on Fire and Water Systems

Ms. Brandon reported on recent scheduling issues on the flushing and final testing of the booster pumps between the contractors and inspectors. They are hoping to get pass the final inspection to close out the contract.

H. NEW BUSINESS

1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2021/2022 Proposed Budget

Mr. Pimentel presented and reviewed proposed Resolution No. 2020-01 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

Mr. Wodraska stated that the attached Budget is proposed and that a final Budget will be presented to the Board at the Public Hearing to be scheduled in August. He stated that a closer review will be made to reduce the Budget due to the elimination of the fire protection system. He noted that only the bond debt assessments are placed on the tax roll and that the O & M costs are assessed directly to the landowners on an as-need basis.

A **motion** was made by Mr. Sillan, seconded by Mr. Harris, and unanimously passed to approve Resolution No. 2020-01 as presented and to set the Public Hearing for August 17, 2021 at 10:30 a.m. in the Conference Room of The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410.

2. Consider Resolution No. 2021-02- E-Verify Memo of Understanding C

A **motion** was made by Mr. Howden, seconded by Mr. Sillan, and unanimously passed to approve Resolution No. 2020-02, as presented.

3. Consider Approval of AECOM Amendment 7 to CEI Services for Fire Protection System C

Ms. Brandon presented Amendment 7 in the amount not to exceed \$10,000 for project management and observation/inspection services for the project.

A **motion** was made by Mr. Pruszynski, seconded by Mr. Sillan, and unanimously passed to increase the AECOM Amendment 7, as presented.

I. ADMINISTRATIVE MATTERS

1. Capital Budget Tracking

Mr. Pimentel referred to the Capital Outlay Report contained in the Board Members notebooks noting that there remains approximately \$12,855.85 in the construction account

2. Monthly Status Report – Operations

The Monthly Operations Report was contained in the Board Members notebooks.

3. Monthly Status Report – Engineer

The Monthly Engineering Report was contained in the Board Members notebooks. Mrs. Brandon also noted that there is a culvert that is need to replacement that was identified by the facilities managers at Pratt Whitney.

J. BOARD MEMBER COMMENTS

Mr. Lyles noted that he had received a phone call from an attorney about a real estate transaction on a piece of property that the attorney claims is outside of the CDD. Mr. Lyles did not believe there was any action being requested of the CDD Board.

K. ADJOURN

A **motion** was made by Mr. Sillan, seconded by Mr. Pruszynski and carried unanimously to adjourn the meeting at 11:15 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

3 St. Giles Road, Palm Beach Gardens, FL 33418

(561) 310-4529

May 1, 2021

Peter Pimentel
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Pimentel:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD fire booster/storm water facilities progress report.

Storm Water Pump Station (Scope D)

BES personnel have monitored as described in approved Scope D and continue recording canal levels on both the intake and discharge side of the pump station as well as pump/gate operation and elapsed time readings. BES has performed weekly functional and load testing for gates, pumps and the emergency generator and is monitoring system telemetry for operational status changes. Monthly pump run time data for the storm water pumps was reported to BCDD and to Pratt Whitney personnel.

The batteries for the emergency generator were replaced in April.

Fire Protection Pump Station (Scope E)

BES personnel have monitored as described in approved Scope E, noting observations in the operations log book. Monthly testing of the backup fire booster pump continues. BES continued housekeeping of the building interior.

While difficult to quantify, indications are that the system leak reported in previous monthly reports has not gotten worse. Staff will continue to monitor.

If you require additional information, please do not hesitate to call.

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.
Rim Bishop, President

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

3 St. Giles Road, Palm Beach Gardens, FL 33418
(561) 310-4529

June 1, 2021

Peter Pimentel
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Pimentel:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD fire booster/storm water facilities progress report.

Storm Water Pump Station (Scope D)

BES personnel have monitored as described in approved Scope D and continue recording canal levels on both the intake and discharge side of the pump station as well as pump/gate operation and elapsed time readings. BES has performed weekly functional and load testing for gates, pumps and the emergency generator and is monitoring system telemetry for operational status changes. Monthly pump run time data for the storm water pumps was reported to BCDD and to Pratt Whitney personnel.

Following service on the emergency generator, oil sample test results were received indicating no noteworthy engine issues.

Fire Protection Pump Station (Scope E)

BES personnel have monitored as described in approved Scope E, noting observations in the operations log book. Monthly testing of the backup fire booster pump continues. BES continued housekeeping of the building interior.

The service provider completed an alarm system inspection during the month.

On May 27, BES personnel discovered a substantial leak in the jockey pump column pipe beneath the exterior slab. The leak was so large as to prevent the pump from reaching its set point shut off pressure, thus it would not cycle on and off. Farmer and Irwin slowed the leak by installing a clamp and lowered the system pressure to accommodate this deficiency, then providing pricing to replace the system. At this writing, SDS personnel are attempting to accelerate fire system connection to Palm Beach County Water Utilities but will make a final decision on whether to replace the pump on June 1.

If you require additional information, please do not hesitate to call.

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.
Rim Bishop, President

MONTHLY STATUS REPORT – ENGINEER

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**