



**BEELINE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
OCTOBER 19, 2021  
10:30 A.M.**

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

[www.beelinecdd.org](http://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**  
October 19, 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. August 17, 2021 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
  - 1. Update on Fire and Water Systems
- H. New Business
- I. Administrative Matters
  - 1. Monthly Status Report – Operations.....Page 5
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- J. Board Members Comment
- K. Adjourn

Publication Date  
2021-10-12

Subcategory  
Miscellaneous Notices

BEELINE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE  
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Beeline Community Development District will hold Regular Meetings in the Conference Room at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 10:30 a.m. on the following dates: October 19, 2021 November 16, 2021 December 21, 2021 January 18, 2022 February 15, 2022 March 15, 2022 April 19, 2022 May 17, 2022 June 21, 2022 July 19, 2022 August 16, 2022 September 20, 2022 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 meeting 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](http://www.beelinecdd.org) 10-6/2021

**BEELINE COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
AUGUST 17, 2021**

**A. CALL TO ORDER**

The August 17, 2021, Regular Board Meeting of the Beeline Community Development District (the “District”) was called to order at 10:30 a.m. in the Conference Room of The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on July 28, 2021, and August 4, 2021, as legally required.

**C. ESTABLISH QUORUM**

A quorum was established with the following Supervisors:

Chair	John Sillan	Present
Vice-Chair	William Howden	Present
Supervisor	Joseph Pruszynski	Present via phone
Supervisor	Robert Simm (who arrived at 10:31 a.m.)	Present via phone
Supervisor	Jack Harris, Jr.	Present

Also in attendance were:

District Manager	Peter L. Pimentel (via phone) Andrew Karmeris	Special District Services, Inc.
District Engineer	Karen Brandon (via phone)	AECOM
District Counsel	Dennis Lyles (via phone)	Billing, Cochran, Lyles, Mauro & Ramsey, PA

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There was an addition under New Business of the following item: AECOM Amendment 8 to Work Authorization for Fire Protection System Improvements.

**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. June 15, 2021, Regular Board Meeting**

A **motion** was made by Mr. Howden, seconded by Mr. Sillan, and unanimously passed approving the minutes of the June 15, 2021, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was called to order.

**G. PUBLIC HEARING**

**The public hearing was opened at 10:33am.**

**1. Proof of Publication**

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Palm Beach Post* on July 28, 2021, and August 4, 2021, as legally required.

**2. Receive Public Comment on Fiscal Year 2021/2022 Final Budget**

There was no public comment on the Fiscal Year 2021/2022 Final Budget.

**3. Consider Resolution No. 2021-03 – Adopting a Fiscal Year 2021/2022 Final Budget**

Resolution No. 2021-03 was presented, entitled:

**RESOLUTION NO. 2021-03**

**A RESOLUTION OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING A FISCAL YEAR 2021/2022 BUDGET.**

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and passed unanimously adopting Resolution No. 2021-03, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

**H. OLD BUSINESS**

**1. Update on Fire and Water Systems**

Ms. Brandon gave an update and went over the punch list provided with the agenda packet.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Meeting Schedule**

Resolution No. 2021-04 was presented, entitled:

**RESOLUTION NO. 2021-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE  
COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR  
MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE**

**TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and passed unanimously adopting Resolution No. 2021-04, as presented.

**2. Consider Amendment 8 to Work Authorization for the Fire Protection System Improvements**

Ms. Brandon presented the amendment and fielded questions from the Board Members.

A motion was then made by Mr. Harris, seconded by Mr. Sillan and passed unanimously approving Amendment 8 to Work Authorization for the Fire Protection System Improvements, as presented.

**J. ADMINISTRATIVE MATTERS**

**1. Monthly Status Report - Operations**

Mr. Karmeris presented the report. There were no questions from the Board Members.

**2. Monthly Status Report –Engineer**

Ms. Brandon had no further status reports.

**K. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**L. ADJOURNMENT**

A **motion** was made by Mr. Sillan, seconded by Mr. Howden and carried unanimously to adjourn the meeting at 10:49 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

***BISHOP ENVIRONMENTAL SPECIALISTS, INC.***

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

October 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.

The replacement SCADA system modem is functional and is now accessible by BES personnel. Monthly pump run time data for the storm water pumps to BCDD and to Pratt Whitney personnel can now be resumed.

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

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.  
Rim Bishop, President

**MEMORANDUM**

**TO:** The Board of Supervisors  
Beeline Community Development District

**FROM:** Karen D. Brandon, P.E., District Engineer *KB*

**DATE:** October 15, 2021

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**RE: ENGINEER'S REPORT FOR AUGUST AND SEPTEMBER 2021**

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The following is a summary of activities and communications that were of significance during the past two months:

**A. Fire Protection System Improvements – Phase 2**

Johnson-Davis submitted a Final Pay Application via email on September 28, 2021 period ending September 28, 2021. However, they have not returned since September 10, 2021 to complete any of the remaining punchlist items, nor have they submitted the asbuilt drawings to AECOM for review. AECOM and Palm Beach County Water Utilities Department will require a final inspection once the punchlist items are complete. Johnson-Davis has not been responding again to calls or emails. I have requested they be available by phone for the Board meeting.

Should you have any questions or comments, please feel free to contact me for more detailed information on the above.

cc: Peter Pimentel  
Todd Wodraska  
Rim Bishop