



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 16, 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
November 16, 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 3
- G. Old Business
 - 1. Update on Fire and Water Systems
- H. New Business
 - 1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget.....Page 6
- I. Administrative Matters
 - 1. Monthly Status Report – Operations.....Page 11
 - 2. Monthly Status Report – Engineer.....Page 12
- J. Board Members Comment
- K. Adjourn

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 - Public Hearing was published in said newspaper in issues dated: first date of Publication 10/06/2021 and last date of Publication 10/06/2021. 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
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000663116
Ad Cost:	\$247.68
Paid:	\$0.00
Balance Due:	\$247.68

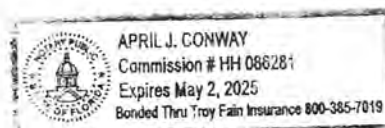
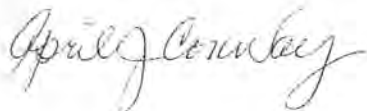
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 6th day of October, 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).

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

Invoice/Order Number: 0000663116
Ad Cost: \$247.68
Paid: \$0.00
Balance Due: \$247.68

**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
10-6/2021

0000663116-01

**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.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2021-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BEELINE COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL
YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT
TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of the Beeline Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 16th day of November, 2021.

ATTEST:

**BEELINE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Beeline
Community Development District

**Amended Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

CONTENTS

- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE BUDGET**

AMENDED FINAL BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2019/2020 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M Assessments	301,315	323,899	323,899
Debt Assessments	643,406	643,445	643,445
Other Revenues	82,500	2,348	2,348
Other Revenues - Capital	0	150,000	20,000
Interest Income	0	0	0
Total Income	\$ 1,027,221	\$ 1,119,692	\$ 989,692
EXPENDITURES			
Supervisor Fees	8,000	5,800	5,800
Payroll Taxes - Employer	640	444	444
Fire Protection Maintenance	1,000	11,000	9,352
Signage Maintenance	1,000	0	0
Surface Water Maintenance	7,500	5,985	5,985
Engineering/Inspections	17,000	11,900	8,900
Management - General	48,168	48,168	48,168
Management - Signage	696	696	696
Management - Surface Water	16,836	16,836	16,836
Secretarial	4,200	4,200	4,200
Legal	22,000	9,783	9,783
Assessment Roll	5,000	5,000	5,000
Audit Fees	4,900	4,900	4,900
Arbitrage Rebate Calculation Fee	650	650	650
Telephone	5,300	5,376	5,376
Insurance	8,500	7,698	7,698
Legal Advertising	1,400	2,200	1,968
Miscellaneous Expense	3,300	2,800	2,620
Postage/Office Supplies	1,800	500	472
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	0	0
Legal - Greenberg Traurig (Reimbursed By Landowners)	2,000	1,565	1,565
Property Taxes (Reimbursed By Landowners)	73,000	0	0
Contingency (Emergency Power System - Computer For Camera System)	10,000	20,000	14,984
Maintenance - Lakes & Canals	20,000	24,420	24,420
Management Fee - Bishop	69,000	82,500	82,500
Bishop - Insurance	7,500	7,584	7,584
Electricity	12,000	9,654	9,654
Contract Maintenance	24,000	24,000	24,000
ADT (Security) Services	1,750	2,100	1,602
Capital Outlay - FPS Phase II	0	150,000	20,487
Website Management	2,000	2,000	2,000
Total Expenditures	\$ 383,815	\$ 471,434	\$ 331,319
FY 2020/2021 Excess Of Revenues Over Expenditures	\$ 643,406	\$ 648,258	\$ 658,373
Bond Payments	(604,800)	(611,493)	(611,493)
Balance	\$ 38,606	\$ 36,765	\$ 46,880
County Appraiser & Tax Collector Fee	(12,869)	(7,447)	(7,447)
Discounts For Early Payments	(25,737)	(25,736)	(25,736)
EXCESS/ (SHORTFALL)	\$ -	\$ 3,582	\$ 13,697

Fund Balance As Of 9/30/2020	\$96,544
FY 2020/2021 Activity	\$3,582
Projected Fund Balance As Of 9/30/2021	\$100,126

Notes

Amended Budget For Capital Outlay - FPS Phase II Is For The Estimated Cost Of Project
Fund Balance Includes FP&L Security Deposits (\$17,320)
Capital Fund Bank Balance As Of 9/30/21: \$7,516

AMENDED FINAL BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2019/2020 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	500	39	39
Debt Assessments	604,800	611,493	611,493
Total Revenues	\$ 605,300	\$ 611,532	\$ 611,532
EXPENDITURES			
Principal Payments	310,000	310,000	310,000
Interest Payments	290,800	297,000	297,000
Bond Redemption	4,500	0	0
Total Expenditures	\$ 605,300	\$ 607,000	\$ 607,000
FY 2020/2021 Excess Of Revenues Over Expenditures	\$ -	\$ 4,532	\$ 4,532

Fund Balance As Of 9/30/2020	\$332,605
FY 2020/2021 Activity	\$4,532
Projected Fund Balance As Of 9/30/2021	\$337,137

Notes

Reserve Fund Balance = \$154,047*. Revenue Fund Balance = \$183,090*.

Revenue Fund Balance Used To Make 11/1/2021 Interest Payment Of \$142,300.

* Approximate Amounts

Series 2018 Bond Refunding Information

Original Par Amount =	\$8,200,000	Annual Principal Payments Due:
Interest Rate =	4.00%	May 1st
Issue Date =	March 2018	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/21 =	\$7,115,000	

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 *KDB*

DATE: **November 8, 2021**

RE: ENGINEER'S REPORT FOR OCTOBER 2021

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

A. Fire Protection System Improvements – Phase 2

Johnson-Davis submitted a Final Pay Application via email on September 28, 2021 for the period ending September 28, 2021, without requesting or passing a final inspection. AECOM and Palm Beach County Water Utilities Department (PBCWUD) attended a “final” inspection on November 3, 2021. Attached is the updated punch-list generated after the inspection with PBCWUD.

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