



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MAY 16, 2023
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
May 16, 2023
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. February 21, 2023 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on Fire and Water Systems
- H. New Business
 - 1. Consider Approval of Permit Request to Install a Line via HDD Under District Canal.....Page 5
 - 2. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 6
- I. Administrative Matters
 - 1. Monthly Status Report – Operations.....Page 15
 - 2. Monthly Status Report – Engineer.....Page 18
- J. Board Members Comment
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Beeline Comm Dev Dist
Beeline Comm Dev Dist
2501 BURNS RD
STE A

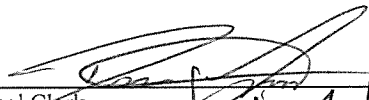
PALM BEACH GARDENS FL 334105207

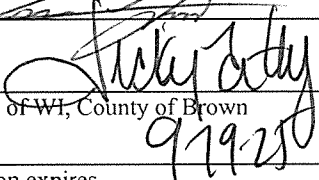
STATE OF FLORIDA, COUNTY OF PALM BEACH

The Palm Beach Post, a daily newspaper printed and published in the city of West Palm Beach and of general circulation in Palm Beach, Martin, Okeechobee and St Lucie Counties, Florida; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

10/07/2022

and that the fees charged are legal.
Sworn to and subscribed before on 10/07/2022



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VICKY FELTY
Notary Public
State of Wisconsin

BEELINE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
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 18, 2022
November 15, 2022
December 20, 2022
January 17, 2023
February 21, 2023
March 21, 2023
April 18, 2023
May 16, 2023
June 20, 2023
July 18, 2023
August 15, 2023
September 19, 2023

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 of 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
Oct. 7, 2022 #7852601

**BEELINE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 21, 2023**

A. CALL TO ORDER

The February 21, 2023, Regular Board Meeting of the Beeline Community Development District (the “District”) was called to order at 10:31 a.m. in the Conference Room of The Oaks Center located at 2501A Burns Road, 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 October 7, 2022, as part of the District’s Fiscal Year 2022/2023 Meeting Schedule, 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	Present
Supervisor	Jack Harris, Jr.	Absent

Also in attendance were:

District Manager	Todd Wodraska	Special District Services, Inc.
Landowner Rep	RL Busby	Pratt Whitney
District Engineer	Karen Brandon	AECOM
District Counsel	Dennis Lyles (via phone)	Billing, Cochran, Lyles, Mauro & Ramsey, PA

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. November 15, 2022, Regular Board Meeting

A **motion** was made by Mr. Sillan, seconded by Mr. Simm and unanimously passed approving the minutes of the November 15, 2022, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on Fire and Water Systems

Ms. Brandon and Mr. Wodraska provided reported on a meeting with Johnson & Davis (J&D) to resolve outstanding payments and final closeout of the project. The discussion centered on a final payment application of approximately \$110,000 for J&D but staff pointed out delays and legitimate claims for liquidated damages. After a lengthy discussion and negotiation staff recommended a final payment, which could be considered a settlement, of \$40,000. The property owner, Congress Avenue Properties, has verbally consented to pay this amount contingent on the CDD receiving the final release of lien to finally close out the project. The consensus of the Board was to move forward with staff recommendation.

H. NEW BUSINESS

1. Consider Approval of Adjustment to District Counsel Fee Structure

A **motion** was made by Mr. Simm, seconded by Mr. Sillan and unanimously passed approving new District Counsel Fee structure proposed by staff.

2. Consider Approval of Change Order No. 6 for Johnson-Davis, Inc. Fire Protection System Improvements Phase 2

Mrs. Brandon presented the deductive change order of \$69,966. 57, which \$40,000 less that the final pay application submitted by J&D. Staff recommended approval.

A **motion** was made by Mr. Sillan, seconded by Mr. Howden and unanimously passed approving Change Order No. 6 for Johnson-Davis, Inc. Fire Protection System Improvements Phase 2.

3. Consider Approval of Pay Application No. 8 (Final) from Johnson-Davis, Inc. Fire Protection System Improvements Phase 2

Mrs. Brandon presented the pay application in the amount of \$40,000, which was the negotiated amount recommended by staff. This payment is contingent on the CDD receiving the final release of lien.

A **motion** was made by Mr. Pruszyński, seconded by Mr. Simm and unanimously passed approving Pay Application No. 8 (Final) from Johnson-Davis, Inc. Fire Protection System Improvements Phase 2.

I. ADMINISTRATIVE MATTERS

1. Monthly Status Report - Operations

Mr. Wodraska presented the February and March reports. There were no questions from the Board Members.

2. Monthly Status Report – Engineer

Mrs. Brandon reported on a washout that was recently discovered near a CDD canal. After inspecting the area and putting protective materials around the site it was her opinion that the washout was a private property issue and not caused by the CDD's facilities.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

The meeting was adjourned at 11:01 a.m. by Mr. Sillan. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chair

**CONSIDER APPROVAL OF PERMIT
REQUEST TO INSTALL A LINE VIA HDD
UNDER DISTRICT CANAL**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Beeline Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2023 at 10:30 a.m. in The Oaks Center, 2501 Burns Road, Suite A, Palm Beach Gardens, Florida 33410, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of May, 2023.

ATTEST:

**BEELINE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Beeline
Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
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- VI DEBT ASSESSMENT RECAP -
SERIES 2018 METHODOLOGY - TABLE 1

PROPOSED BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	
	2023/2024	
REVENUES	BUDGET	
O & M Assessments		311,959
Debt Assessments		643,406
Other Revenues		3,000
Interest Income		0
TOTAL REVENUES	\$	958,365
EXPENDITURES		
Supervisor Fees		8,000
Payroll Taxes - Employer		640
Fire Protection Maintenance		0
Signage Maintenance		1,000
Surface Water Maintenance		7,500
Engineering/Inspections		14,000
Management - General		51,816
Management - Signage		732
Management - Surface Water		18,096
Secretarial		4,200
Legal		19,000
Assessment Roll		5,000
Audit Fees		5,200
Arbitrage Rebate Calculation Fee		650
Insurance		8,500
Legal Advertising		1,500
Miscellaneous Expense		3,300
Postage/Office Supplies		1,500
Dues & Subscriptions		175
Trustee Fee		3,500
Continuing Disclosure Fee		0
Legal - Greenberg Traurig (Reimbursed By Landowners)		3,000
Contingency - Repairs & Maintenance		15,000
Maintenance - Lakes & Canals		25,000
Management Fee - Bishop		69,000
Bishop - Insurance		9,400
Electricity		8,500
Contract Maintenance		27,000
Security Services		1,750
Website Management		2,000
TOTAL EXPENDITURES	\$	314,959
EXCESS/ (SHORTFALL)	\$	643,406
Bond Payments	\$	(604,800)
BALANCE	\$	38,606
County Appraiser & Tax Collector Fee		(12,869)
Discounts For Early Payments		(25,737)
NET EXCESS/ (SHORTFALL)	\$	-

DETAILED PROPOSED BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O & M Assessments	245,351	309,107	311,959	Expenditures Less Interest & Reimbursements
Debt Assessments	643,446	643,406	643,406	Payment To Trustee/.94
Other Revenues	671	4,000	3,000	
Interest Income	0	0	0	
TOTAL REVENUES	\$ 889,468	\$ 956,513	\$ 958,365	
EXPENDITURES				
Supervisor Fees	6,200	8,000	8,000	No Change From 2022/2023 Budget
Payroll Taxes - Employer	474	640	640	8% Of Supervisor Fees
Fire Protection Maintenance	0	0	0	Fire Protection Eliminated
Signage Maintenance	0	1,000	1,000	No Change From 2022/2023 Budget
Surface Water Maintenance	5,985	7,500	7,500	No Change From 2022/2023 Budget
Engineering/Inspections	8,432	15,000	14,000	FY 22/23 Expenditure Through March 2023 Was \$2,790
Management - General	48,840	50,304	51,816	CPI Adjustment (Capped At 3%)
Management - Signage	708	720	732	CPI Adjustment (Capped At 3%)
Management - Surface Water	17,064	17,568	18,096	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2022/2023 Budget
Legal	8,565	20,000	19,000	FY 22/23 Expenditure Through March 2023 Was \$3,622
Assessment Roll	5,000	5,000	5,000	No Change From 2022/2023 Budget
Audit Fees	5,000	5,100	5,200	Accepted Amount For 2022/2023 Audit
Arbitrage Rebate Calculation Fee	650	650	650	No Change From 2022/2023 Budget
Insurance	5,975	8,500	8,500	Insurance Estimate
Legal Advertising	654	1,600	1,500	\$100 Decrease From 2022/2023 Budget
Miscellaneous Expense	666	3,300	3,300	No Change From 2022/2023 Budget
Postage/Office Supplies	625	1,600	1,500	\$100 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2022/2023 Budget
Continuing Disclosure Fee	0	1,000	0	Prager No Longer Charges Fee
Legal - Greenberg Traurig (Reimbursed By Landowners)	465	4,000	3,000	Legal - Greenberg Traurig (Reimbursed By Landowners)
Contingency - Repairs & Maintenance	9,721	15,000	15,000	No Change From 2022/2023 Budget
Maintenance - Lakes & Canals	24,420	25,000	25,000	No Change From 2022/2023 Budget
Management Fee - Bishop	69,000	69,000	69,000	\$5,750.00 Per Month
Bishop - Insurance	8,141	8,000	9,400	FY 22/23 Expenditure Was \$9,303
Electricity	5,165	9,000	8,500	FY 22/23 Expenditure Through March 2023 Was \$3,411
Contract Maintenance	25,000	24,000	27,000	\$2,250 Per Month
Security Services	898	1,750	1,750	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
TOTAL EXPENDITURES	\$ 267,523	\$ 313,107	\$ 314,959	
EXCESS/ (SHORTFALL)	\$ 621,945	\$ 643,406	\$ 643,406	
Bond Payments	\$ (611,493)	\$ (604,800)	\$ (604,800)	2024 Principal & Interest Payments
BALANCE	\$ 10,452	\$ 38,606	\$ 38,606	
County Appraiser & Tax Collector Fee	(3,851)	(12,869)	(12,869)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(25,736)	(25,737)	(25,737)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ (19,135)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET

BEELINE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024

OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,231	25	100	Projected Interest For 2023/2024
Debt Assessments	611,493	604,800	604,800	Yearly Maximum Debt Assessment
Total Revenues	\$ 612,724	\$ 604,825	\$ 604,900	
EXPENDITURES				
Principal Payments	325,000	335,000	350,000	Principal Payment Due On 5-1-2024
Interest Payments	284,600	264,900	251,200	Interest Payments Due In 2024
Bond Redemption	0	4,925	3,700	Estimated Excess Debt Collections
Total Expenditures	\$ 609,600	\$ 604,825	\$ 604,900	
Excess/(Shortfall)	\$ 3,124	\$ -	\$ -	

Series 2018 Bond Refunding Information

Original Par Amount =	\$8,200,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2018		
Maturity Date =	May 2037		
Par Amount As Of 1/1/23 =	\$6,790,000		

**Beeline Community Development District
Fiscal Year 2023/2024 Assessments**

FY 2023/2024 Beeline Assessments

	Pratt Whitney (UTC)	Congress Ave. Properties	FPL	Total Assessment
Total O & M Assessment	280,922.86	22,978.36	8,057.78	311,959.00
<u>Debt Assessment</u>	<u>422,610.00</u>	<u>182,881.00</u>	<u>37,915.00</u>	<u>643,406.00</u>
Total Assessment	703,532.86	205,859.36	45,972.78	955,365.00

Notes: Debt Assessments On Tax Roll; O & M Assessment Direct Billed.

O & M Assessment

For All Items Management Fee - Bishop			
Percentages (Based On Acreage)		FY 2023/2024 Assessment	
Pratt Whitney (UTC)	94.00%	Pratt Whitney (UTC)	228,381.46
Congress Ave. Properties	4.00%	Congress Ave. Properties	9,718.36
FPL	2.00%	FPL	4,859.18
Total	100.00%	Total	242,959.00

For Management Fee - Bishop (See page V)		
Total FY 2023/2024 Management Fee - Bishop Assessment		
Pratt Whitney (UTC)	52,541.40	
Congress Ave. Properties	13,260.00	
FPL	3,198.60	
Total	69,000.00	

Total FY 2023/2024 O & M Assessment		
Pratt Whitney (UTC)	280,922.86	
Congress Ave. Properties	22,978.36	
FPL	8,057.78	
Total	311,959.00	

Debt Assessment

Total FY 2023/2024 Debt Assessment		
Pratt Whitney (UTC)	\$422,610.00	
Congress Ave. Properties	\$182,881.00	
FPL	\$37,915.00	
Total	\$643,406.00	

Beeline Community Development District Bishop Assessment Recap

<u>Scope A - Public Water (\$0 Per Month)</u>	
Pratt Whitney (UTC)	\$0.00
<u>Scope B - Drinking Water \$0 Per Month)</u>	
Pratt Whitney (UTC)	\$0.00
<u>Scope C - Deep Well (\$1,500 Per Month)</u>	
Pratt Whitney (UTC)	\$0.00
<u>Scope D - Storm Water (\$2,250 Per Month)</u>	
Pratt Whitney (94%)	\$2,115.00
Congress (4%)	\$90.00
FPL (2%)	<u>\$45.00</u>
Total	\$2,250.00
<u>Scope E - Fire Protection (\$0 Per Month)</u>	
Pratt Whitney (0%)	\$0.00
Congress (100%)	\$0.00
FPL (0%)	<u>\$0.00</u>
Total	\$0.00
Monthly Management Fee - Bishop Assessment	
Pratt Whitney	\$ 4,378.45
Congress	\$ 1,105.00
FPL	<u>\$ 266.55</u>
Grand Total - Monthly	\$ 5,750.00

<u>Scopes A - E (\$3,750 Per Month)</u>	
Pratt Whitney (UTC)	\$2,115.00
Congress	\$90.00
FPL	<u>\$45.00</u>
Total	2,250.00

Project Administration Percentages

Pratt Whitney	64.67%
Congress	29.00%
FPL	<u>6.33%</u>
Total	100.00%

Project Administration Amount (\$3,500 Per Month)

Pratt Whitney	\$ 2,263.45
Congress	\$ 1,015.00
FPL	<u>\$ 221.55</u>
Total	\$ 3,500.00

Annual Management Fee - Bishop Assessment

Pratt Whitney	\$ 52,541.40
Congress	\$ 13,260.00
FPL	<u>\$ 3,198.60</u>
Grand Total - Annual	\$ 69,000.00

**Beeline Community Development District
Debt Assessment Recap -
2018 Methodology - Table 1**

Table 1 – Assessment Rates

Product	Assessable Acres	Series 2018 Total Maximum Annual Assessment Per Landowner*	Series 2018 Bond Debt Allocation Per Landowner
United Technologies Corp. (Pratt Whitney)	901.61	\$422,610	\$5,420,081
Congress Ave. Prop.	42.73	\$182,881	\$2,305,507
FPL	15.27	\$37,915	\$474,412
Totals	959.61	\$643,406	\$8,200,000

* Grossed up to include a 4% discount for early payment of taxes and adjusted to include a 1% collection fee of the County Tax Collector and a 1% service fee of the County Property Appraiser.

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

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

(561) 310-4529

March 1, 2023

Todd Wodraska
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Wodraska:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD ball park storm water pump station 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 system performed as designed throughout the month. Major scheduled service was performed on the emergency generator in February with all related systems functioning well. BES staff noted vibration during operation of slide gate for pump number 2. Lubricating the slides with a vegetable based grease reduced the vibration temporarily, but on February 26, the gate motor began stalling during testing. Service has been arranged through Murray Logan Construction and will be performed within the following week.

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

April 1, 2023

Todd Wodraska
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Wodraska:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD ball park storm water pump station 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 system performed as designed throughout the month. BES staff met with Murray Logan Construction on site to troubleshoot the gate operating system. During opening, the gate was making noise and the operating motor was stalling before the gate was fully opening. The gate guides were lubricated with a suitable vegetable based grease and the motor torque limiter was reset. Multiple rechecks during March revealed that the system is now working properly.

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

May 1, 2023

Todd Wodraska
Beeline Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Monthly Status Report

Dear Mr. Wodraska:

Bishop Environmental Specialists, Inc. ("BES") is pleased to offer the following BCDD ball park storm water pump station 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 system performed as designed throughout the month. The gate motor and lift mechanism, both of which were serviced last month, performed satisfactorily in testing throughout the month. Though there were multiple heavy rainfall events during the month, through April 26, they did not raise the water level sufficiently to activate the lead pump. Pre-existing dry weather water levels were approximately 2.5 feet below the control elevation, so the basin has yet to reach control.

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: **May 8, 2023**

RE: ENGINEER'S REPORT FOR FEBRUARY 2023 - APRIL 2023

The following is a summary of activities and communications that were of significance since the last Board meeting:

A. Fire Protection System Improvements – Phase 2

The Final Release of Lien was received from Johnson-Davis, and the certified Bill of Sale and Property Owner's No Lien Affidavit were signed by BCDD. The final close-out documents were submitted to PBCWUD. PBCWUD then emailed additional comments on the as-built drawings, which were addressed by Johnson-Davis on April 29, 2023. The as-builts were re-submitted to PBCWUD on May 2, 2023 and a follow-up email was sent on May 8, 2023. We are now waiting on their final acceptance.

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

cc: Todd Wodraska
Andrew Karmeris
Rim Bishop