



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
FEBRUARY 20, 2024
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
(877) 873-8017 ACCESS #9758310
REGULAR BOARD MEETING
February 20, 2024
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. November 14, 2023 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of District Engineer Agreement with AECOM.....Page 5
 - 2. Consider Approval of Supplemental Engineer’s Report.....Page 6
 - 3. Consider Approval of O&M Methodology.....Page 11
 - 4. Discussion Regarding Required Ethics Training.....Page 14
- I. Public Hearing
 - 1. Proof of Publication.....Page 16
 - 2. Receive Public Comments Amending Resolution No. 2023-02 Relating to the Fiscal Year 2023/2024 Final Budget and Special Assessment Roll for O&M
 - 3. Consider Resolution No. 2024-01 – Amending Resolution No. 2023-02 Relating to the Fiscal Year 2023/2024 Final Budget and Special Assessment Roll for O&M.....Page 17
- J. Administrative Matters
 - 1. Monthly Status Report – Operations.....Page 19
 - 2. Monthly Status Report – Engineer.....Page 22
- K. Board Members Comment
- L. Adjourn

Notice of Public Hearing
and Regular Board Meeting of the
Beeline Community Development District

The Board of Supervisors (the Board) of the Beeline Community Development District(the District) will hold a Public Hearing and Regular Board Meeting on February 20, 2024, at 10:30 a.m., or as soon thereafter as can be heard, in the Conference Room atThe Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.The purpose of the Public Hearing is to receive public comment on the SpecialAssessment Methodology Report for Operation & Maintenance Assessment for Fiscal

Year 2023/2024 Final Budget of the District and the levy of assessments. A copy of theAssessment Methodology Report and/or the Agenda may be obtained from the Districtswebsite or at the offices of the District Manager, 2501A Burns Road, Palm BeachGardens, Florida 33410, during normal business hours. The purpose of the RegularBoard Meeting is for the Board to consider any other business which may properly comebefore it. The meetings are open to the public and will be conducted in accordance withthe provisions of Florida law for community development districts. Meetings may becontinued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone;therefore, a speaker telephone will be present at the meeting location so thatSupervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any personrequiring special accommodations or an interpreter to participate at these meetingsshould 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 meetings. If any person decides to appeal any decision made with respect to any matter consideredat this Public Hearing and Regular Board Meeting, such person will need a record ofthe proceedings and such person may need to ensure that a verbatim record of theproceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Beeline Community Development District
www.beelinecdd.org
1/29, 2/5/24 9767924

**BEELINE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 14, 2023**

A. CALL TO ORDER

The November 14, 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 6, 2023, as part of the District’s Fiscal Year 2023/2024 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 (via phone)
Supervisor	Jack Harris, Jr.	Present

Also in attendance were:

District Manager	Andrew Karmeris	Special District Services, Inc.
District Counsel	Michael Pawelczyk	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. August 15, 2023, Public Hearing & Regular Board Meeting

A **motion** was made by Mr. Pruszynski, seconded by Mr. Sillan and unanimously passed approving the minutes of the August 15, 2023, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

H. NEW BUSINESS

1. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2022/2023 Amended Budget

Resolution No. 2023-05 was presented. Entitled:

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and passed unanimously adopting Resolution No. 2023-05, as presented.

2. Consider Approval of Amended and Restated Agreement for Professional Engineering Services

Mr. Pawelczyk presented the agreement and informed the board that the agreement in place was from 2005. A discussion amongst the board ensued regarding the increase to the rate schedule.

A **motion** was made by Mr. Harris, seconded by Mr. Pruszynski and passed unanimously approving Amended and Restated Agreement for Professional Engineering, as presented.

3. Consider Approval of Special Assessment Methodology Report for O&M

Mr. Karmeris presented this methodology report to the board and stated that the purpose was to update the way operations and maintenance assessments are billed. He explained that the district only provides stormwater maintenance service now and that it would be appropriate to bill the landowners on an equal acreage basis.

A **motion** was made by Mr. Howden, seconded by Mr. Sillan and passed unanimously approving the Special Assessment Methodology for Operations & Maintenance Report, as presented, and authorized staff to advertise a public hearing to be scheduled for the January 16th, 2024 board meeting.

I. ADMINISTRATIVE MATTERS

1. Monthly Status Report - Operations

2. Monthly Status Report – Engineer

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:46 a.m. on a **motion** made by Mr. Sillan, seconded by Mr. Howden and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

**CONSIDER APPROVAL OF DISTRICT
ENGINEER AGREEMENT WITH AECOM**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**



**THIRD SUPPLEMENT
TO
ENGINEER'S REPORT
Dated February 20, 2008
FOR
THE BEELINE COMMUNITY DEVELOPMENT DISTRICT**

**Prepared for:
The Board of Supervisors
The Beeline Community Development District**

**Prepared by:
AECOM Technical Services, Inc.
2090 Palm Beach Lakes Blvd.
Suite 600
West Palm Beach, FL 33409**

BPE No. 8115

February 12, 2024

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**Third Supplement
to
The Beeline Community Development District
Engineer's Report**

I. Introduction

A. Authorization

AECOM Technical Services, Inc., hereinafter referred to as Engineer, prepared this Third Supplement to the Engineer's Report (the "Report") pursuant to the direction of the Board of Supervisors of the Beeline Community Development District (the "District").

B. Background

The District consists of approximately 999.5 acres of land located entirely within Palm Beach County, Florida and lying in Sections 13,14,15, and 16, Township 41 South, Range 40 East. The District's O&M budget has been funded based on multiple methodologies for the maintenance of different types of infrastructure acquired, constructed, funded, or financed by the District, including water and wastewater utilities, fire protection services and stormwater management, which infrastructure is more particularly described in the Engineer's Report, dated February 20, 2008, as previously amended and supplemented (collectively, the "Engineer's Report"). Currently, the District owns and maintains the stormwater management system, with the other improvements having previously been conveyed to other local government entities now responsible for the maintenance and operation of the same. The water and wastewater utilities conveyance to Palm Beach County Water utilities Department was completed in 2012, while the fire protection system conveyance to Palm Beach County Water Utilities Department was completed on or about May 8, 2023.

C. Purpose and Scope

This Report has been prepared pursuant to the requirements to Section 190.021(3), Florida Statutes, for the purpose of modifying the operations and maintenance special assessments on the assessable lands within the District in accordance with the direct and special benefit received by such lands by the operation and maintenance of the District and the stormwater management system. It is further certified by the Engineer that the Operation and Maintenance ("O&M") Special Assessment Methodology is being revised to reflect that the District now only performs O&M with respect to those infrastructure improvements identified as part of the stormwater management system of the District.

The Engineer has considered and, in certain instances, relied upon opinions, information, and documentation prepared or supplied by others, which may have included public officials, public entities, the landowners, engineering professionals, general contractors, and surveyors.

II. District Improvements

A. District Improvements

With the enactment of Ordinance No. 2002-30, thereby granting the petition to form the District, the Board of County Commissioners authorized the District, through its Board of Supervisors, to manage and finance basic infrastructure for the benefit of the landowners that lie within the boundaries of the District. This infrastructure, under Section 190.012(1), F.S., includes basic systems, facilities, and services. In accordance with the enabling legislation, the District has funded, acquired, and constructed certain improvements described in the Engineer's Report for the benefit of the landowners of the District.

The District currently operates and maintains a 39.9-acre surface water management system which consists of, but is not limited to, a lake, canals, control structures and a pump station (Control No 1) with operable gates. The Control No. 1 structure includes telemetry and security cameras.

The District no longer operates and maintains the fire protection system or any water and sewer utilities. The water and sewer improvements and the fire protection system have been taken over by Palm Beach County Water Utilities Department.

III. Proposed Methodology

All assessable properties within the District receive equal stormwater benefits, therefore it is logical and appropriate to assess properties equally for the operation and maintenance of the District and its stormwater management system on a per acre basis. The total assessable area in the District is 959.61 acres. The proposed methodology is documented in the Special Assessment Methodology Report for Operation and Maintenance (O&M), dated November 14, 2023, as prepared by Special District Services, Inc., which methodology is supported by this Report. This Report is only intended to be applicable to the O&M special assessments. No changes are proposed with respect to any debt assessments previously levied by the District.

IV. Report Modification

During development and implementation of this Report, it may be necessary to make some modifications and deviations. Therefore, if such deviations or modifications do not change the overall primary objective of this Report, then such changes will not materially affect the Report.

Any future infrastructure improvement projects or modifications of the Special Assessment Methodology will be included in a subsequent Engineer's Report or supplement to the Engineer's Report.

V. Engineer's Certification

In our opinion, the proposed O&M Special Assessment Methodology to levy non-ad-valorem assessments on a per acreage basis for the operation and maintenance of the District's stormwater management system, is fair and reasonable. We, therefore, believe that the District and its landowners will be well served by the proposed Special Assessment Methodology.

I hereby certify that the foregoing is a true and correct copy of The Beeline Community Development District Engineer's Report.

DRAFT

Karen D. Brandon, P.E.
Florida Registration No. 38579
February 12, 2024

AECOM Technical Services, Inc.
2090 Palm Beach Lakes Blvd.
Suite 600
West Palm Beach, FL 33409
BPE No.: 8115

Special Assessment Methodology Report for Operation & Maintenance (O&M)



BEELINE COMMUNITY DEVELOPMENT DISTRICT

November 14, 2023

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

www.sdsinc.org

(561) 630-4922 Telephone

(877) 737-4922 Toll Free

(561) 630-4923 Facsimile

1.0 Introduction & Purpose

The purpose of this Report is to formalize an Operation and Maintenance (O&M) Special Assessment Methodology for Beeline Community Development District (the “CDD or the District”) that fairly and reasonably apportions O&M assessments to all property within the CDD.

2.0 History

The O&M budgets have historically been funded based on multiple methodologies for the maintenance of different types of infrastructure as outlined in the assessment section of the District’s annual budgets. Currently, the District only provides storm water management and protection, and as such, the existing methodologies are obsolete.

3.0 Proposed Methodology for Allocating O&M Expenses

As identified in the Third Supplement to the Beeline Community Development District Engineer’s Report dated December 19, 2023, all properties within the District receive equal storm water protection, and an equal direct and special benefit from said protection. Therefore, it is logical and appropriate to assess the properties on an equal acreage basis. The total assessable land acreage within the district is identified in **Table 1** below.

TABLE 1
District Units

LANDOWNER	Land Area (Acreage)	% of Total Acreage
Pratt & Whitney (A division of RTX Corporation)	901.61	93.96%
15270 Endeavor LLC (fka Congress Avenue Properties)	42.73	4.45%
Florida Power & Light	15.27	1.59%
Total	959.61	100.00%

4.0 Resulting O&M Assessment for Landowners

It is concluded that the levy of non-ad valorem assessments on a per acreage basis is the fairest and most equitable method to levy O&M assessments for the maintenance and operation of the District’s storm water management system. This O&M Special Assessment Methodology Report dated November 14, 2023, supersedes anything to the contrary.

Certain data and information relied on in this Report was provided by others. Special District Services, Inc. makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Report.

Special District Services, Inc. does not represent the Beeline Community Development District as a Municipal Advisor or Securities Broker nor is Special District Services, Inc. registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Special District Services, Inc. does not provide the Beeline Community Development District with financial advisory services or offer investment advice in any form.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida’s Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

[“4-Hour Ethics Course”](#). The “4-Hour Ethics Course” is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida’s Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida’s Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager’s office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year’s filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridaethics.gov\)](https://floridathics.gov). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.

Notice of Public Hearing
and Regular Board Meeting of the
Beeline Community Development District

The Board of Supervisors (the Board) of the Beeline Community Development District(the District) will hold a Public Hearing and Regular Board Meeting on February 20, 2024, at 10:30 a.m., or as soon thereafter as can be heard, in the Conference Room atThe Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.The purpose of the Public Hearing is to receive public comment on the SpecialAssessment Methodology Report for Operation & Maintenance Assessment for Fiscal

Year 2023/2024 Final Budget of the District and the levy of assessments. A copy of theAssessment Methodology Report and/or the Agenda may be obtained from the Districtswebsite or at the offices of the District Manager, 2501A Burns Road, Palm BeachGardens, Florida 33410, during normal business hours. The purpose of the RegularBoard Meeting is for the Board to consider any other business which may properly comebefore it. The meetings are open to the public and will be conducted in accordance withthe provisions of Florida law for community development districts. Meetings may becontinued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone;therefore, a speaker telephone will be present at the meeting location so thatSupervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any personrequiring special accommodations or an interpreter to participate at these meetingsshould 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 meetings. If any person decides to appeal any decision made with respect to any matter consideredat this Public Hearing and Regular Board Meeting, such person will need a record ofthe proceedings and such person may need to ensure that a verbatim record of theproceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Beeline Community Development District
www.beelinecdd.org
1/29, 2/5/24 9767924

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-02 RELATING TO THE FISCAL YEAR 2023/2024 FINAL BUDGET AND SPECIAL ASSESSMENT ROLL FOR OPERATIONS AND MAINTENANCE TO UPDATE AND REPLACE THE ASSESSMENT METHODOLOGY BASED ON BENEFIT AND ALLOCATION OF COSTS; ACCEPTING A SUPPLEMENTAL ENGINEER'S REPORT AND OPERATION AND MAINTENANCE ASSESSMENT METHODOLOGY; AMENDING AND REPLACING THE FINAL SPECIAL ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Beeline Community Development District (the "District"), at its meeting on August 15, 2023, adopted Resolution No. 2023-02 adopting the Fiscal Year 2023/24 Budget and Final Special Assessment Roll; and

WHEREAS, the District is no longer responsible for the operation and maintenance of the fire protection system or any water and sewer utilities benefitting the lands within the District, which improvements and facilities have been conveyed to or otherwise taken over by other governmental units unrelated to the District; and

WHEREAS, the District currently operates and maintains a stormwater management system, consisting of a lake, canals, control structures, pump station and appurtenant improvements; and

WHEREAS, the District Board, based on recommendations and reports from District staff, has determined that the direct and special benefit to landowners within the District is now allocated differently than in prior years when the District was maintaining parts of the fire protection and water and sewer facilities; and

WHEREAS, the District Board has reviewed and hereby accepts the Third Supplement to Engineer's Report, dated December 19, 2023, prepared by AECOM Technical Services, Inc. (the "Supplemental Engineer's Report"), which Supplemental Engineer's Report reassesses the direct and special benefit received by landowners and is attached hereto and made a part hereof as Exhibit A; and

WHEREAS, the District Board has reviewed and hereby accepts the Special Assessment Methodology Report for Operation & Maintenance (O&M), dated November 14, 2023, prepared by Special District Services, Inc. (the "O&M Methodology"), which O&M Methodology finds that all lands within the District shall be assessed for operation and maintenance on an equal per acreage basis, since the direct and special benefit received by each acre of assessable land within the District is now the same, and which O&M Methodology is attached hereto and made a part hereof as Exhibit B; and

WHEREAS, on February 20, 2024, the District has held a duly advertised, published, and noticed Public Hearing to receive public comments on the updated methodology for levying non-ad valorem operation and maintenance special assessments on an equal acreage basis as set forth in the O&M Methodology, specifically Table 1, and in Exhibit C, attached hereto and made a part hereof (the "Revised Final Assessment Roll"); and

WHEREAS, the Board desires to change the allocation method for the Operations and Maintenance Assessment in accordance with the findings and determinations provided herein; and

WHEREAS, the District Board desires to replace the previously approved Final Special Assessment Roll for Fiscal Year 2023/2024 and going forward with the Revised Final Assessment Roll in accordance with the findings of the Supplemental Engineer’s Report and the O&M Methodology.

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

Section 1. The Supplemental Engineers Report and the O&M Methodology are hereby approved and adopted, and the operation and maintenance non-ad valorem special assessments shall be levied in accordance therewith and in accordance with the Revised Final Special Assessment Roll, thereby amending Resolution 2023-02.

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

Section 3. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. All sections or parts of sections of any prior Resolutions or actions of the Board in conflict herewith are hereby repealed and given no force and effect to the extent of such conflict.

Section 5. Upon passage and adoption of this Resolution by the Board, this Resolution shall be effective retroactively to August 15, 2023, the date Resolution 2023-02 was adopted.

PASSED AND ADOPTED this 20th day of February, 2024.

ATTEST:

**BEELINE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____

By: _____

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairperson/Vice Chairperson

Exhibit A – Supplemental Engineer’s Report
Exhibit B – O&M Methodology
Exhibit C – Revised Final Assessment Roll

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

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

December 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 periodically lubricated the gate guides, reducing friction and avoiding the operating motor overloads witnessed in previous months\

The SCADA and control system was periodically unreliable during the month. BES staff struggled to maintain the required internet connection, and the control screen on the onsite human machine interface (HMI) was lost and restored multiple times. BES has requested assistance from the system provider, CC Control, and troubleshooting of these issues continues. In the interim, BES staff is operating the system manually – all other systems are functioning 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

January 1, 2024

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 periodically lubricated the gate guides, reducing friction and avoiding the operating motor overloads witnessed in previous months.

BES has received notice that Keith Haas, a 30-year employee and the technician assigned to this project since it was first contracted, plans to retire in early 2024. His replacement will be Keith Hart, a experienced pump station and controls specialist with whom I have been otherwise associated for over ten years.

The SCADA and control system was unstable and unreliable during the month. After multiple unsuccessful attempts and interaction with VT SCADA, the software provider, BES was able to schedule service by a CC Controls technician who restored the connection late on the evening of December 28. BES will try to determine what improvements should be made to stabilize the SCADA operation, but it should be noted that despite these communication issues, the system has continuously operated as designed, on automatic controls.

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

February 1, 2024

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 generally performed as designed throughout the month, with the exception noted below. BES staff periodically lubricated the gate guides, reducing friction and avoiding the operating motor overloads witnessed in previous months.

Despite having been restored to full functionality on December 28, access to the SCADA system via the on site screen was lost again on January 15. Technicians are troubleshooting this issue, but the automated pump control system and remote SCADA access have continued uninterrupted.

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**