



**BEELINE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
MAY 21, 2024  
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  
(877) 873-8017 ACCESS #9758310  
**REGULAR BOARD MEETING**  
May 21, 2024  
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. February 20, 2023 Regular Board Meeting & Public Hearing.....Page 3
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 6
- J. Administrative Matters
  - 1. Monthly Status Report – Operations.....Page 14
  - 2. Monthly Status Report – Engineer.....Page 17
- K. Board Members Comment
- L. 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 WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$231.75

Order No: 9342624

Customer No: 731065

PO #: FY23/24 Meeting Date

# of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS  
Notary Public  
State of Wisconsin

## BEELINE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 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 of The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 10:30 a.m. on the following dates:

October 17, 2023  
November 14, 2023  
December 19, 2023  
January 16, 2024  
February 20, 2024  
March 19, 2024  
April 16, 2024  
May 21, 2024  
June 18, 2024  
July 16, 2024  
August 20, 2024  
September 17, 2024

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

9342624 10/6/23

***After a very interesting twenty-plus year tenure with the BCDD, and in light of my current mobility issues, It is time for me to step aside. The effective date is at the Chairman's discretion. Until that date, I will be available by phone if needed.***

***It has been my pleasure to serve with such an outstanding organization of men and women blessed with common sense, intelligence, competence and dedication. My thanks and appreciation to each of you, I learned a lot and it's been a great ride!***

***Joe Pruszynski***

**BEELINE COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
FEBRUARY 20, 2024**

**A. CALL TO ORDER**

The February 20, 2024, 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 January 9, 2024 and February 5, 2024 as legally required.

**C. ESTABLISH QUORUM**

A quorum was established with the following Supervisors:

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

Also in attendance were:

District Manager	Andrew Karmeris	Special District Services, Inc.
Landowner Rep	RL Busby	Pratt Whitney
District Counsel	Michael Pawelczyk	Billing, Cochran, Lyles, Mauro & Ramsey, PA
District Engineer	Karen Brandon	AECOM

**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 14, 2023, Regular Board Meeting**

A **motion** was made by Mr. Harris, seconded by Mr. Simm and unanimously passed approving the minutes of the November 14, 2023, Regular Board Meeting, as presented.

## **G. OLD BUSINESS**

There were no old business items.

## **H. NEW BUSINESS**

### **1. Consider Approval of Supplemental Engineer's Report**

Ms. Brandon presented.

A **motion** was made by Mr. Pruszyński, seconded by Mr. Simm and passed unanimously approving the Supplemental Engineer's Report, as presented.

### **2. Consider Approval of Operations & Maintenance (O&M) Methodology**

Ms. Karmeris presented.

A **motion** was made by Mr. Harris, seconded by Mr. Howden and passed unanimously approving the Operations & Maintenance Methodology, as presented.

### **3. Discussion Regarding Ethics Training**

Mr. Pawelczyk discussed the requirement and answered questions from the Board. The Board directed Mr. Karmeris to forward the ethics training course links to each supervisor via email.

The Public Hearing was opened at 10:51 a.m.

## **I. PUBLIC HEARING**

### **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 January 9, 2024 and February 5, 2024, as legally required.

### **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**

There was no public comment.

### **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**

Resolution No. 2024-01 was presented, entitled:

#### **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.**

A **motion** was made by Mr. Harris, seconded by Mr. Simm and passed unanimously adopting Resolution No. 2024-01, as presented.

The Public Hearing was then closed at 10:55 a.m. and the Regular Board Meeting was reconvened.

**J. ADMINISTRATIVE MATTERS**

**1. Monthly Status Report – Operations**

**2. Monthly Status Report - Engineer**

Ms. Brandon reviewed the status reports and informed the Board that she would be staying on through the annual report.

**K. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**L. ADJOURNMENT**

The meeting was adjourned at 11:04 a.m. by Mr. Sillan. There were no objections.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BEELINE COMMUNITY DEVELOPMENT DISTRICT APPROVING A  
PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for \_\_\_\_\_, 2024 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 2024/2025 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of May, 2024.

**ATTEST:**

**BEELINE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman



# Beeline Community Development District

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

- I        PROPOSED BUDGET**
- II       DETAILED PROPOSED BUDGET**
- III      DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT RECAP**
- V       DEBT ASSESSMENT RECAP -  
         SERIES 2018 METHODOLOGY - TABLE 1**

**PROPOSED BUDGET**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	312,779
Debt Assessments	643,406
Other Revenues	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 956,185</b>
<b>EXPENDITURES</b>	
Supervisor Fees	7,000
Payroll Taxes - Employer	560
Fire Protection Maintenance	0
Signage Maintenance	1,000
Surface Water Maintenance	7,500
Engineering/Inspections	13,000
Engineering - Extraordinary	0
Management - General	53,364
Management - Signage	744
Management - Surface Water	18,636
Secretarial	4,200
Legal	19,000
Assessment Roll	5,000
Audit Fees	5,300
Arbitrage Rebate Calculation Fee	650
Insurance	8,500
Legal Advertising	1,500
Miscellaneous Expense	3,200
Postage/Office Supplies	1,400
Dues & Subscriptions	175
Trustee Fee	3,500
Legal - Greenberg Traurig (Reimbursed By Landowners)	0
Contingency - Repairs & Maintenance	15,000
Maintenance - Lakes & Canals	25,000
Management Fee - Bishop	69,000
Bishop - Insurance	9,800
Electricity	8,500
Contract Maintenance	27,000
Security Services	2,250
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 312,779</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 643,406</b>
Bond Payments	\$ (604,800)
<b>BALANCE</b>	<b>\$ 38,606</b>
County Appraiser & Tax Collector Fee	(12,869)
Discounts For Early Payments	(25,737)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	310,410	311,959	312,779	Expenditures Less Interest & Reimbursements
Debt Assessments	643,741	643,406	643,406	Payment To Trustee/.94
Other Revenues	45,000	3,000	0	
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ 999,151</b>	<b>\$ 958,365</b>	<b>\$ 956,185</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	3,200	8,000	7,000	Supervisor Fees
Payroll Taxes - Employer	245	640	560	8% Of Supervisor Fees
Fire Protection Maintenance	0	0	0	Fire Protection Eliminated
Signage Maintenance	0	1,000	1,000	No Change From 2023/2024 Budget
Surface Water Maintenance	5,985	7,500	7,500	No Change From 2023/2024 Budget
Engineering/Inspections	7,793	14,000	13,000	FY 23/24 Expenditure Through March 2024 Was \$2,016
Engineering - Extraordinary	40,000	0	0	FY 2022/2023 Expenditure
Management - General	50,304	51,816	53,364	CPI Adjustment (Capped At 3%)
Management - Signage	720	732	744	CPI Adjustment (Capped At 3%)
Management - Surface Water	17,568	18,096	18,636	CPI Adjustment (Capped At 3%)
Secretarial	4,200	4,200	4,200	No Change From 2023/2024 Budget
Legal	8,988	19,000	19,000	FY 23/24 Expenditure Through March 2024 Was \$8,968
Assessment Roll	5,000	5,000	5,000	No Change From 2023/2024 Budget
Audit Fees	5,100	5,200	5,300	\$100 Increase From 2023/2024 Budget
Arbitrage Rebate Calculation Fee	650	650	650	No Change From 2023/2024 Budget
Insurance	6,952	8,500	8,500	Insurance Estimate
Legal Advertising	1,056	1,500	1,500	No Change From 2023/2024 Budget
Miscellaneous Expense	1,178	3,300	3,200	\$100 Decrease From 2023/2024 Budget
Postage/Office Supplies	580	1,500	1,400	\$100 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2023/2024 Budget
Legal - Greenberg Traurig (Reimbursed By Landowners)	0	3,000	0	Legal - Greenberg Traurig (Reimbursed By Landowners)
Contingency - Repairs & Maintenance	7,510	15,000	15,000	No Change From 2023/2024 Budget
Maintenance - Lakes & Canals	24,420	25,000	25,000	No Change From 2023/2024 Budget
Management Fee - Bishop	69,000	69,000	69,000	\$5,750.00 Per Month
Bishop - Insurance	9,303	9,400	9,800	Insurance Estimate
Electricity	7,435	8,500	8,500	No Change From 2023/2024 Budget
Contract Maintenance	27,000	27,000	27,000	\$2,250 Per Month
Security Services	2,298	1,750	2,250	\$500 Increase From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 312,160</b>	<b>\$ 314,959</b>	<b>\$ 312,779</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 686,991</b>	<b>\$ 643,406</b>	<b>\$ 643,406</b>	
Bond Payments	\$ (611,493)	\$ (604,800)	\$ (604,800)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 75,498</b>	<b>\$ 38,606</b>	<b>\$ 38,606</b>	
County Appraiser & Tax Collector Fee	(7,447)	(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
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 42,315</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET****BEE LINE COMMUNITY DEVELOPMENT DISTRICT****FISCAL YEAR 2024/2025****OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	16,610	100	500	Projected Interest For 2024/2025
Debt Assessments	611,493	604,800	604,800	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 628,103</b>	<b>\$ 604,900</b>	<b>\$ 605,300</b>	
<b>EXPENDITURES</b>				
Principal Payments	335,000	350,000	365,000	Principal Payment Due On 5-1-2025
Interest Payments	271,600	251,200	236,900	Interest Payments Due In 2025
Bond Redemption	0	3,700	3,400	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 606,600</b>	<b>\$ 604,900</b>	<b>\$ 605,300</b>	
<b>Excess/(Shortfall)</b>	<b>\$ 21,503</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/24 =	\$6,455,000		

**Beeline Community Development District  
Fiscal Year 2024/2025 Assessments**

**FY 2024/2025 Beeline Assessments**

	<b>Pratt Whitney (UTC)</b>	<b>Congress Ave. Properties</b>	<b>FPL</b>	<b>Total Assessment</b>
Total O & M Assessment	293,887.15	13,918.67	4,973.19	312,779.00
<u>Debt Assessment</u>	<u>422,610.00</u>	<u>182,881.00</u>	<u>37,915.00</u>	<u>643,406.00</u>
<b>Total Assessment</b>	<b>716,497.15</b>	<b>196,799.67</b>	<b>42,888.19</b>	<b>956,185.00</b>

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

**O & M Assessment**

<b><u>Percentages (Based On Acreage)</u></b>		<b><u>FY 2024/2025 Assessment</u></b>	
Pratt Whitney (UTC)	93.96%	Pratt Whitney (UTC)	293,887.15
Congress Ave. Properties	4.45%	Congress Ave. Properties	13,918.67
FPL	<u>1.59%</u>	FPL	<u>4,973.19</u>
Total	100.00%	Total	312,779.00

**Debt Assessment**

<b><u>Total FY 2024/2025 Debt Assessment</u></b>	
Pratt Whitney (UTC)	\$422,610.00
Congress Ave. Properties	\$182,881.00
FPL	<u>\$37,915.00</u>
Total	\$643,406.00

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

**Table 1 – Assessment Rates**

<b>Product</b>	<b>Assessable Acres</b>	<b>Series 2018 Total Maximum Annual Assessment Per Landowner*</b>	<b>Series 2018 Bond Debt Allocation Per Landowner</b>
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
<b>Totals</b>	<b>959.61</b>	<b>\$643,406</b>	<b>\$8,200,000</b>

\* 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, 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.

SCADA service has been restored and operating reliably during February. Major scheduled service was completed on the emergency generator, a summary of the work provided to BCDD and Pratt staff, and scheduled replacement of certain aging generator components has been authorized. The system performed as designed during the month.

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, 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.

SCADA continues to operate reliably. Following major scheduled service on the emergency generator in February, scheduled replacement of major emergency power system components was authorized and completed in March.

The system performed as designed during the month.

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, 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.

Responding to inquiries from Pratt personnel, BES staff temporarily reattached a silt boom upstream of the pump station forebay. In addition, BES coordinated emergency generator fuel delivery, topping off fuel storage ahead of hurricane season.

The system performed as designed during the month.

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**