



**BEELINE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 20, 2025  
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  
Call-In: (800) 743-4099 Passcode: 9363638  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
May 20, 2025  
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. March 18, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 14
- J. Administrative Matters
  - 1. Monthly Status Report – Operations.....Page 16
  - 2. Reminder for Form 1 Filing
- K. Board Member 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

## AFFIDAVIT OF PUBLICATION

BeelineComm DevDist  
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 Bids & Proposals, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/30/2024

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 09/30/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$212.12	
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*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

BEELINE COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025  
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 15, 2024  
November 19, 2024  
December 17, 2024  
January 21, 2025  
February 18, 2025  
March 18, 2025  
April 15, 2025  
May 20, 2025  
June 17, 2025  
July 15, 2025  
August 19, 2025  
September 16, 2025

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 Super-  
visors may participate by tele-  
phone; therefore a speaker tele-  
phone 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 meet-  
ings, such person will need a record  
of the proceedings and such person  
may need to ensure 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 accom-  
modations 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 DEVEL-  
OPMENT DISTRICT  
www.beelinecdd.org  
9/30/24

**BEELINE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 18, 2025**

**A. CALL TO ORDER**

The March 18, 2025, 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 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 September 30, 2024, as part of the District’s Fiscal Year 2024/2025 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	Ian Hunt	Absent
Supervisor	Robert Simm	Present
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 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 19, 2024, Regular Board Meeting**

A **motion** was made by Mr. Simm, seconded by Mr. Sillan and unanimously passed approving the minutes of the November 19, 2024, Regular Board Meeting, as presented.

## **G. OLD BUSINESS**

There were no Old Business items to come before the Board.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Resolution No. 2025-01 was presented, entitled:

#### **RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 BUDGET; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Harris, seconded by Mr. Howden and passed unanimously adopting Resolution No. 2025-01 setting the public hearing for May 20, 2025, as presented.

### **2. Consider Resolution No. 2025-02 – Registered Agent Change**

Resolution No. 2025-02 was presented, entitled:

#### **RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE.**

A **motion** was made by Mr. Simm, seconded by Mr. Harris and passed unanimously approving Resolution No. 2025-02, as presented.

### **3. Consider Approval of Agreement for District Engineering Services**

Mr. Karmeris presented and reminded the Board that a new District Engineer was selected at the November 2024 meeting. He added that this agreement was drafted by district counsel.

District Counsel Michael Pawelczyk reiterated that he drafted the agreement and it was consistent with other district engineering agreements.

A **motion** was made by Mr. Harris, seconded by Mr. Simm and passed unanimously approving the Agreement for District Engineering Services with Higgins Engineering and Surveying, LLC, as presented.

## **I. ADMINISTRATIVE MATTERS**

**1. Monthly Status Report – Operations**

**2. Monthly Status Report – Engineer**

**J. BOARD MEMBER COMMENTS**

There were no board member comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 10:48 a.m. by Mr. Sillan, seconded by Mr. Howden and passed unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

Publication Date  
2025-05-07

Subcategory  
Miscellaneous Notices

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 May 20, 2025, at 10:30 a.m., or as soon thereafter as can be heard, in the Conference Room at The 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 Fiscal Year 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the Districts website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued 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 that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings 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](http://www.beelinecdd.org)

4/30, 5/7/24 11255397

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.**

**WHEREAS**, the Beeline Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 20<sup>th</sup> day of May, 2025.

**ATTEST:**

**BEELINE  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



Beeline  
Community Development District

**Final Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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

**FINAL BUDGET**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	329,079
Debt Assessments	643,406
Other Revenues	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 972,485</b>
<b>EXPENDITURES</b>	
Supervisor Fees	7,000
Payroll Taxes - Employer	560
Signage Maintenance	1,000
Surface Water Maintenance	7,500
Engineering/Inspections	12,000
Management - General	54,912
Management - Signage	756
Management - Surface Water	19,176
Secretarial	4,200
Legal	19,000
Assessment Roll	5,000
Audit Fees	5,000
Arbitrage Rebate Calculation Fee	650
Insurance	8,200
Legal Advertising	1,700
Miscellaneous Expense	2,800
Postage/Office Supplies	1,300
Dues & Subscriptions	175
Trustee Fee	3,500
Legal - Greenberg Traurig (Reimbursed By Landowners)	0
Contingency - Repairs & Maintenance	25,000
Maintenance - Lakes & Canals	26,000
Management Fee - Bishop	69,000
Bishop - Insurance	9,300
Electricity	8,100
Contract Maintenance	33,000
Security Services	2,250
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 329,079</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 FINAL BUDGET**  
**BEELINE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	311,311	318,779	329,079	Expenditures Less Interest & Reimbursements
Debt Assessments	643,971	643,406	643,406	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ 955,282</b>	<b>\$ 962,185</b>	<b>\$ 972,485</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	3,200	7,000	7,000	Supervisor Fees
Payroll Taxes - Employer	245	560	560	8% Of Supervisor Fees
Signage Maintenance	0	1,000	1,000	No Change From 2024/2025 Budget
Surface Water Maintenance	5,985	7,500	7,500	No Change From 2024/2025 Budget
Engineering/Inspections	5,758	13,000	12,000	\$1,000 Decrease From 2024/2025 Budget
Management - General	51,816	53,364	54,912	CPI Adjustment
Management - Signage	732	744	756	CPI Adjustment
Management - Surface Water	18,096	18,636	19,176	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	15,582	19,000	19,000	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	No Change From 2024/2025 Budget
Audit Fees	5,200	5,300	5,000	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Calculation Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,825	8,500	8,200	Insurance Estimate
Legal Advertising	1,910	1,500	1,700	\$200 Increase From 2024/2025 Budget
Miscellaneous Expense	895	3,200	2,800	\$400 Decrease From 2024/2025 Budget
Postage/Office Supplies	605	1,400	1,300	\$100 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2024/2025 Budget
Legal - Greenberg Traurig (Reimbursed By Landowners)	0	0	0	Legal - Greenberg Traurig (Reimbursed By Landowners)
Contingency - Repairs & Maintenance	37,150	15,000	25,000	Pump Repairs, Etc.
Maintenance - Lakes & Canals	27,175	25,000	26,000	\$1,000 Increase From 2024/2025 Budget
Management Fee - Bishop	69,000	69,000	69,000	\$5,750.00 Per Month
Bishop - Insurance	8,751	9,800	9,300	Insurance Estimate
Electricity	6,037	8,500	8,100	\$400 Decrease From 2024/2025 Budget
Contract Maintenance	27,000	33,000	33,000	\$2,750 Per Month
Security Services	0	2,250	2,250	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 307,487</b>	<b>\$ 318,779</b>	<b>\$ 329,079</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 647,795</b>	<b>\$ 643,406</b>	<b>\$ 643,406</b>	
Bond Payments	\$ (611,493)	\$ (604,800)	\$ (604,800)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 36,302</b>	<b>\$ 38,606</b>	<b>\$ 38,606</b>	
County Appraiser & Tax Collector Fee	(3,599)	(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>\$ 6,967</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE BUDGET**  
**BEE LINE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,986	500	1,500	Projected Interest For 2025/2026
Debt Assessments	611,493	604,800	604,800	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 633,479</b>	<b>\$ 605,300</b>	<b>\$ 606,300</b>	
<b>EXPENDITURES</b>				
Principal Payments	350,000	365,000	380,000	Principal Payment Due On 5-1-2026
Interest Payments	258,200	236,900	222,600	Interest Payments Due In 2026
Bond Redemption	0	3,400	3,700	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 608,200</b>	<b>\$ 605,300</b>	<b>\$ 606,300</b>	
<b>Excess/(Shortfall)</b>	<b>\$ 25,279</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 1/1/25 =	\$6,105,000		

# Beeline Community Development District Fiscal Year 2025/2026 Assessments

## FY 2025/2026 Beeline Assessments

	Pratt Whitney (RTX)	Congress Ave. Properties	FPL	Total Assessment
Total O & M Assessment	309,202.63	14,644.02	5,232.36	329,079.00
Debt Assessment	<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>731,812.63</b>	<b>197,525.02</b>	<b>43,147.36</b>	<b>972,485.00</b>

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

## O & M Assessment

<u>Percentages (Based On Acreage)</u>		<u>FY 2025/2026 Assessment</u>	
Pratt Whitney (RTX)	93.96%	Pratt Whitney (RTX)	309,202.63
Congress Ave. Properties	4.45%	Congress Ave. Properties	14,644.02
FPL	<u>1.59%</u>	FPL	<u>5,232.36</u>
Total	100.00%	Total	329,079.00

## Debt Assessment

<u>Total FY 2025/2026 Debt Assessment</u>	
Pratt Whitney (RTX)	\$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>
RTX 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.

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BEELINE COMMUNITY DEVELOPMENT DISTRICT,  
ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL  
YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF  
SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE  
DATE.**

**WHEREAS**, it is necessary for the Beeline Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH  
COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of May, 2025.

**ATTEST:**

**BEELINE  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**BEELINE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 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 21, 2025  
November 18, 2025  
December 16, 2025  
January 20, 2026  
February 17, 2026  
March 17, 2026  
April 21, 2026  
May 19, 2026  
June 16, 2026  
July 21, 2026  
August 18, 2026  
September 15, 2026**

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 ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meeting should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

**BEELINE COMMUNITY DEVELOPMENT DISTRICT**

**[www.beelinecdd.org](http://www.beelinecdd.org)**

**PUBLISH: THE PALM BEACH POST XX/XX/XX**

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

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

April 1, 2025

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 operated as designed throughout the previous month.

BES staff periodically lubricated the gate guides, reducing friction and avoiding the operating motor overloads witnessed in previous months. At BES' request, BCDD's consulting engineer contacted BES regarding its recommendation that the gates, associated electrical, mechanical and level control systems should be evaluated by BCDD engineers as soon as possible. BES is awaiting further contact from the engineer to schedule an on-site inspection.

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, 2025

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 operated as designed throughout the previous month. Water levels remain unusually low due to extended dry weather.

BES staff periodically lubricated the gate guides, reducing friction and avoiding the operating motor overloads witnessed in previous months, BES staff met a Higgins Engineering representative on site to demonstrate the excess friction between the gates and gate guides on opening and closing, recommended to the engineer that the water level transmitters and staff gauges be replaced.

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

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.  
Rim Bishop, President