



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 18, 2025
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
Zoom Meeting <https://us02web.zoom.us/j/88592727450>
Meeting ID: 885 9272 7450
REGULAR BOARD MEETING
November 18, 2025
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Accept Board Member Resignation – William Howden.....Page 2
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. May 20, 2025 Regular Board Meeting & Public Hearing.....Page 3
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 6
 - 2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report.....Page 11
- J. Administrative Matters
 - 1. Monthly Status Report – Operations.....Page 14
- 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

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 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:

WPB Palm Beach Post 10/10/2025
WPB palmbeachpost.com 10/10/2025

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 10/10/2025

D. Roberts
Legal Clerk

Kongmeng Yang
Notary, State of WI, County of Brown

9-3-20
My commission expires

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KONGMENG YANG
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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 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 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
10/10/25 11732597

From: William Howden whhowden@comcast.net
Subject: Letter of resignation
Date: May 20, 2025 at 6:14:46 PM
~~To: Phyllis Howden whhowden@comcast.net~~

Please accept this request as my letter of resignation from the Beeline Community Development Board of Supervisors. I have enjoyed the many years of service, but feel it is time to retire as a board member.

I wish the board continued success.

Sincerely

William B Howden



Sent from my iPad

**BEELINE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 20, 2025**

A. CALL TO ORDER

The May 20, 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	Present
Supervisor	Robert Simm	Present
Supervisor	Jack Harris, Jr.	Absent

Also in attendance were:

District Manager	Andrew Karmeris	Special District Services, Inc.
District Manager	Jackson Wodraska	Special District Services, Inc.
District Counsel	Michael Pawelczyk (via zoom)	Billing, Cochran, Lyles, Mauro & Ramsey, PA
District Engineer	Patrick Helms (via zoom)	Higgins Engineering and Surveying, LLC

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. March 18, 2025, Regular Board Meeting

A **motion** was made by Mr. Howden, seconded by Mr. Sillan and unanimously passed approving the minutes of the March 18, 2025, Regular Board Meeting, as presented.

The Public Hearing was opened at 10:31 a.m.

G. 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 April 30, 2025 and May 7, 2025, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

There were no comments from the public.

3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget

Resolution No. 2025-03 was presented, entitled:

RESOLUTION NO. 2025-03

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

A **motion** was made by Mr. Simm, seconded by Mr. Sillan and unanimously passed approving Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget, as presented.

The Public Hearing was then closed at 10:32 a.m. and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

There were no old business items.

I. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION 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.

A **motion** was made by Mr. Simm, seconded by Mr. Sillan and unanimously passed approving Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule, as presented.

J. ADMINISTRATIVE MATTERS

- 1. Monthly Status Report – Operations**
- 2. Monthly Status Report – Engineer**
- 3. Reminder for Form 1 Filing**

K. BOARD MEMBER COMMENTS

There were no board member comments.

L. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:37 a.m. by Mr. Sillan, there were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BEELINE COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL
YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT
TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

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

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

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 18th day of November, 2025.

ATTEST:

**BEELINE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Beeline
Community Development District

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

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

AMENDED FINAL BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M Assessments	318,779	79,211	79,211
Utility Fee Income	0	239,979	239,979
Debt Assessments	643,406	643,868	643,868
Other Revenues	0	0	0
Interest Income	0	0	0
Total Income	\$ 962,185	\$ 963,058	\$ 963,058
EXPENDITURES			
Supervisor Fees	7,000	2,600	2,600
Payroll Taxes - Employer	560	199	199
Signage Maintenance	1,000	0	0
Surface Water Maintenance	7,500	5,985	5,985
Engineering/Inspections	13,000	12,000	10,657
Management - General	53,364	53,364	53,364
Management - Signage	744	744	744
Management - Surface Water	18,636	18,636	18,636
Secretarial	4,200	4,200	4,200
Legal	19,000	11,020	10,020
Assessment Roll	5,000	5,000	5,000
Audit Fees	5,300	4,900	4,900
Arbitrage Rebate Calculation Fee	650	650	650
Insurance	8,500	7,075	7,075
Legal Advertising	1,500	2,000	828
Miscellaneous Expense	3,200	1,300	886
Postage/Office Supplies	1,400	500	419
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	3,500
Contingency - Repairs & Maintenance (Pump Repairs, Etc.)	15,000	33,000	27,967
Maintenance - Lakes & Canals	25,000	24,420	24,420
Management Fee - Bishop	69,000	69,000	69,000
Bishop - Insurance	9,800	10,211	10,211
Electricity	8,500	5,646	5,646
Contract Maintenance	33,000	33,000	33,000
Security Services	2,250	0	0
Website Management	2,000	2,000	2,000
Total Expenditures	\$ 318,779	\$ 311,125	\$ 302,082
FY 2024/2025 Excess Of Revenues Over Expenditures	\$ 643,406	\$ 651,933	\$ 660,976
Bond Payments	(604,800)	(611,493)	(611,493)
Balance	\$ 38,606	\$ 40,440	\$ 49,483
County Appraiser & Tax Collector Fee	(12,869)	(7,447)	(7,447)
Discounts For Early Payments	(25,737)	(25,736)	(25,736)
EXCESS/ (SHORTFALL)	\$ -	\$ 7,257	\$ 16,300

Fund Balance As Of 9/30/2024
FY 2024/2025 Activity
Projected Fund Balance As Of 9/30/2025

\$139,154
\$7,257
\$146,411

AMENDED FINAL BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	19,550	19,550
Debt Assessments	604,800	611,493	611,493
Total Revenues	\$ 605,300	\$ 631,043	\$ 631,043
EXPENDITURES			
Principal Payments	365,000	365,000	365,000
Interest Payments	236,900	244,200	244,200
Bond Redemption	3,400	0	0
Total Expenditures	\$ 605,300	\$ 609,200	\$ 609,200
FY 2024/2025 Excess Of Revenues Over Expenditures	\$ -	\$ 21,843	\$ 21,843

Fund Balance As Of 9/30/2024	\$387,045
FY 2024/2025 Activity	\$21,843
Projected Fund Balance As Of 9/30/2025	\$408,888

Notes

Reserve Fund Balance = \$176,668*. Revenue Fund Balance = \$232,220*.

Revenue Fund Balance Used To Make 11/1/2025 Interest Payment Of \$114,800.

* Approximate Amounts

Series 2018 Bond Refunding Information

Original Par Amount =	\$8,200,000	Annual Principal Payments Due:
Interest Rate =	4.00%	May 1st
Issue Date =	March 2018	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$5,740,000	

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Beeline Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on August 20, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of November, 2025.

ATTEST:

**COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

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

November 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 earlier. There have been no motor overloads since the current lubrication regimen was implemented, though excess operational friction continues.

Under the guidance of BCDD's engineer, BES coordinated an inspection and evaluation of the gates and lifting mechanism by Scott Snowdon, a pump station mechanical expert. Mr. Snowdon found no specific issue requiring immediate attention but recommended a rebuild of gear assemblies be scheduled during the first quarter of 2026. In addition, routine scheduled generator testing and maintenance service was completed on October 2 and reports were sent to both Pratt and BCDD. Finally, at Pratt's request, the monthly pump operation log format was modified to include generator run time.

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

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.
Rim Bishop, President