



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 21, 2026
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
April 21, 2026
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Appointment to Board Vacancy
- E. Administer Oath of Office and Review Board Member Duties and Responsibilities
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. November 18, 2025 Regular Board Meeting.....Page 2
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2026-01 Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
- L. Administrative Matters
 - 1. Monthly Status Report – Operations.....Page 13
- M. Board Member Comment
- N. 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

Legal Clerk

Notary, State of WI, County of Brown

9-3-20

My commission expires

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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

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

A. CALL TO ORDER

The November 18, 2025, Regular Board Meeting of the Beeline Community Development District (the “District”) was called to order at 10:34 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 10, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors:

Chair	John Sillan	Present
Vice-Chair		Vacant
Supervisor	Ian Hunt	Present
Supervisor	Robert Simm	Present
Supervisor	Jack Harris, Jr.	Present

Also in attendance were:

District Manager	James Candela	Special District Services, Inc.
District Manager	Todd Wodraska	Special District Services, Inc.
District Counsel	Michael Pawelczyk (via phone)	Billing, Cochran, Lyles, Mauro & Ramsey, PA

Also present was Megan Bowden of Special District Services, Inc.

D. ACCEPT BOARD MEMBER RESIGNATION OF WILLIAM HOWDEN

A **motion** was made by Mr. Simm, seconded by Mr. Harris and passed unanimously accepting the resignation of William Howden.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

G. APPROVAL OF MINUTES

1. March 18, 2025, Regular Board Meeting

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

H. OLD BUSINESS

There were no old business items.

I. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05 was presented, entitled:

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.

A **motion** was made by Mr. Sillan, seconded by Mr. Simm and unanimously passed adopting Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report

Resolution No. 2025-05 was presented, entitled:

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.

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and unanimously passed adopting Resolution No. 2025-06 – Adopting the Goals and Objectives Annual Report, as presented.

J. ADMINISTRATIVE MATTERS

1. Monthly Status Report – Operations

K. BOARD MEMBER COMMENTS

The Board asked staff that an update on seat terms be provided at the next meeting.

L. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:59 a.m. on a **motion** made by Mr. Harris, seconded by Mr. Sillan and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 21, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 21st day of April, 2026.

ATTEST:

**BEELINE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Beeline
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- 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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET	
REVENUES		
O & M Assessments		330,715
Debt Assessments		643,406
Other Revenues		0
Interest Income		0
TOTAL REVENUES	\$	974,121
EXPENDITURES		
Supervisor Fees		6,000
Payroll Taxes - Employer		480
Signage Maintenance		1,000
Surface Water Maintenance		7,500
Engineering/Inspections		12,000
Management - General		56,400
Management - Signage		768
Management - Surface Water		19,692
Secretarial		4,200
Legal		18,000
Assessment Roll		5,000
Audit Fees		5,100
Arbitrage Rebate Calculation Fee		650
Insurance		8,200
Legal Advertising		1,600
Miscellaneous Expense		2,600
Postage/Office Supplies		1,200
Dues & Subscriptions		175
Trustee Fee		3,500
Contingency - Repairs & Maintenance		26,000
Maintenance - Lakes & Canals		26,000
Management Fee - Bishop		69,000
Bishop - Insurance		10,500
Electricity		7,900
Contract Maintenance		33,000
Security Services		2,250
Website Management		2,000
TOTAL EXPENDITURES	\$	330,715
EXCESS/ (SHORTFALL)	\$	643,406
Bond Payments	\$	(604,800)
BALANCE	\$	38,606
County Appraiser & Tax Collector Fee		(12,869)
Discounts For Early Payments		(25,737)
NET EXCESS/ (SHORTFALL)	\$	-

DETAILED PROPOSED BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	319,190	329,079	330,715	Expenditures
Debt Assessments	643,868	643,406	643,406	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	\$ 963,058	\$ 972,485	\$ 974,121	
EXPENDITURES				
Supervisor Fees	2,600	7,000	6,000	Supervisor Fees
Payroll Taxes - Employer	199	560	480	8% Of Supervisor Fees
Signage Maintenance	0	1,000	1,000	No Change From 2025/2026 Budget
Surface Water Maintenance	5,985	7,500	7,500	No Change From 2025/2026 Budget
Engineering/Inspections	10,657	12,000	12,000	No Change From 2025/2026 Budget
Management - General	53,364	54,912	56,400	CPI Adjustment
Management - Signage	744	756	768	CPI Adjustment
Management - Surface Water	18,636	19,176	19,692	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	10,020	19,000	18,000	25/26 Expenditure Through Jan 2026 Was \$2,610
Assessment Roll	5,000	5,000	5,000	No Change From 2025/2026 Budget
Audit Fees	4,900	5,000	5,100	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Calculation Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,515	8,200	8,200	25/26 Expenditure Was \$7,467
Legal Advertising	828	1,700	1,600	\$100 Decrease From 2025/2026 Budget
Miscellaneous Expense	886	2,800	2,600	\$200 Decrease From 2025/2026 Budget
Postage/Office Supplies	419	1,300	1,200	\$100 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2025/2026 Budget
Contingency - Repairs & Maintenance	27,967	25,000	26,000	Pump Repairs, Etc.
Maintenance - Lakes & Canals	24,420	26,000	26,000	No Change From 2025/2026 Budget
Management Fee - Bishop	69,000	69,000	69,000	\$5,750.00 Per Month
Bishop - Insurance	10,211	9,300	10,500	Insurance Estimate
Electricity	5,646	8,100	7,900	\$200 Decrease From 2025/2026 Budget
Contract Maintenance	33,000	33,000	33,000	\$2,750 Per Month
Security Services	0	2,250	2,250	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 301,522	\$ 329,079	\$ 330,715	
EXCESS/ (SHORTFALL)	\$ 661,536	\$ 643,406	\$ 643,406	
Bond Payments	\$ (611,493)	\$ (604,800)	\$ (604,800)	2027 Principal & Interest Payments
BALANCE	\$ 50,043	\$ 38,606	\$ 38,606	
County Appraiser & Tax Collector Fee	(3,464)	(12,869)	(12,869)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(25,736)	(25,737)	(25,737)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ 20,843	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	19,550	1,500	1,750	Projected Interest For 2026/2027
Debt Assessments	611,493	604,800	604,800	Yearly Maximum Debt Assessment
Total Revenues	\$ 631,043	\$ 606,300	\$ 606,550	
EXPENDITURES				
Principal Payments	365,000	380,000	395,000	Principal Payment Due On 5-1-2027
Interest Payments	244,200	222,600	206,500	Interest Payments Due In 2027
Bond Redemption	0	3,700	5,050	Estimated Excess Debt Collections
Total Expenditures	\$ 609,200	\$ 606,300	\$ 606,550	
Excess/(Shortfall)	\$ 21,843	\$ -	\$ -	

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 1/1/26 =	\$5,740,000		

**Beeline Community Development District
Fiscal Year 2026/2027 Assessments**

FY 2026/2027 Beeline Assessments

	Pratt Whitney (RTX)	Congress Ave. Properties	FPL	Total Assessment
Total O & M Assessment	310,739.81	14,716.82	5,258.37	330,715.00
<u>Debt Assessment</u>	<u>422,610.00</u>	<u>182,881.00</u>	<u>37,915.00</u>	<u>643,406.00</u>
Total Assessment	733,349.81	197,597.82	43,173.37	974,121.00

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

O & M Assessment

<u>Percentages (Based On Acreage)</u>			<u>FY 2026/2027 Assessment</u>	
Pratt Whitney (RTX)	93.96%		Pratt Whitney (RTX)	310,739.81
Congress Ave. Properties	4.45%		Congress Ave. Properties	14,716.82
FPL	<u>1.59%</u>		FPL	<u>5,258.37</u>
Total	100.00%		Total	330,715.00

Debt Assessment

<u>Total FY 2026/2027 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

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

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

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

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

February 1, 2026

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 is observed periodically.

As proposed in an earlier report, BES contacted contractor Scott Snowden for a quote to rebuild the motor and gearbox assemblies for the two gates. We met on site on January 13 and are awaiting the firm’s proposal which will be sent to BCDD for consideration. This is a renewal and replacement initiative, given the equipment’s age and performance issues as noted above.

For the same reasons, BES also recommends that BCDD consult with its engineer to determine whether the water level monitoring hardware and software should be updated. BES has already discussed this with the engineer who in turn asked BES to engage CC Control for a recommendation. BES staff believes that this evaluation requires expertise that BES lacks, so the engineer’s guidance is needed.

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, 2026

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 is observed periodically.

As proposed in an earlier report, BES contacted contractor Scott Snowden for a quote to rebuild the gate motor and gearbox assemblies. In a recent BES follow-up call, Mr. Snowdon reported that he is experiencing some difficulty obtaining materials specifications and quotes from factory authorized Emerson representatives. He did report that the bronze lift nut, bearings and seals are worn and must be replaced and that the stainless steel double-threaded lift rod screw is bent but can be straightened. The work will be scheduled as soon as a quote can be provided and approved by BCDD.

As noted earlier, BES also recommends that BCDD consult with its engineer to determine whether the water level monitoring hardware and software should be updated. BES has already discussed this with the engineer who in turn asked BES to engage CC Control for a recommendation. BES staff believes that this evaluation requires expertise that BES lacks, so the engineer’s guidance is needed.

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

Sincerely,

BISHOP ENVIRONMENTAL SPECIALISTS, INC.
Rim Bishop, President