



**BEELINE
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 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 & PUBLIC HEARING
July 21, 2026
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation and 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. April 21, 2026 Regular Board Meeting.....Page 2
- J. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- K. Old Business
- L. New Business
 - 1. Discussion Regarding Sign Repair.....Page 14
 - 2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 15
- M. Administrative Matters
 - 1. Monthly Status Report – Operations.....Page 17
- N. Board Member Comment
- O. Adjourn

Publication Date
2026-07-08

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 July 21, 2026, 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 2026/2027 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

No.12430293 July 1, 8, 2026

**BEELINE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 21, 2026**

A. CALL TO ORDER

The April 21, 2026, Regular Board Meeting of the Beeline Community Development District (the “District”) was called to order at 10:33 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	Absent
Supervisor	Jack Harris, Jr.	Present

Also in attendance were:

District Manager	James Candela	Special District Services, Inc.
District Counsel	Michael Pawelczyk	Billing, Cochran, Lyles, Mauro & Ramsey, PA

Also present was Antonio Upia, who was sworn in as a Board Member at the meeting.

D. CONSIDER APPOINTMENT TO BOARD VACANCY

A **motion** was made by Mr. Hunt, seconded by Mr. Sillan and passed unanimously appointing Antonio Upia to the Board.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

F. ELECTION OF OFFICERS

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and passed unanimously electing John Sillan as the District’s Chairman.

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and passed unanimously electing Antonio Upia as the District's Vice Chairman.

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and passed unanimously electing James Candela as the District's Secretary/Treasurer.

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and passed unanimously electing Ian Hunt, John Harris, Jr. and Robert Simms as the District's Assistant Secretaries.

G. ADDITIONS OR DELETIONS TO AGENDA

Mr. Candela advised of an auto accident that damaged a District sign on the corner of Beeline Highway and Innovation Drive, which is on District property.

After discussion, a **motion** was made by Mr. Harris, seconded by Mr. Sillan to get the sign fixed for a not to exceed amount of \$15,000.

The Board also inquired about the possibility of contacting the insurance company of the driver that caused the auto accident and sign damage. Mr. Candela will contact the insurance company once he receives a quote to repair the sign.

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

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

I. APPROVAL OF MINUTES

1. November 18, 2025, Regular Board Meeting

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

J. OLD BUSINESS

There were no old business items.

K. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

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.

A **motion** was made by Mr. Harris, seconded by Mr. Sillan and unanimously passed adopting Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget, as presented, and setting the Public Hearing for July 21, 2026.

L. ADMINISTRATIVE MATTERS

1. Monthly Status Report – Operations

M. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:57 a.m. on a **motion** made by Mr. Sillan, seconded by Mr. Hunt and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Publication Date
2026-07-08

Subcategory
Miscellaneous Notices

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and Regular Board Meeting of the
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The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 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.

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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

No.12430293 July 1, 8, 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BEELINE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Beeline Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 21st day of July, 2026.

ATTEST:

**BEELINE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Beeline
Community Development District

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

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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 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 FINAL 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 FINAL 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.

BARON SIGN MANUFACTURING

Baron International LLC
17180 Innovation Drive
Jupiter, FL 33478

estdept@baronsign.com
License: EC13009604
FEIN: 37-1904753



Evan Sullivan
Direct: 561-721-0682
Office: 561-863-7446, ext: 1007

Project Name: Beeline Entry Sign - Jupiter

Product		Size	Type	Qty	Unit	Taxed Unit	Amount
All pricing includes installation and design.							
1	ST-01: Monument Sign	Removal, refurbishment and installation of existing monument sign. New aluminum faces w/ vinyl. Aluminum FCO letters and tenant panels. Non-illuminated. New footer required.	144" x 120" x 120"	AMIX	1	\$ 67,326.70	\$ 72,039.57
2			0.00		0	\$ -	\$ -
3			0.00		0	\$ -	\$ -

Please note: Regarding monuments, or other ground mounted signs, which go through permitting, this is a pre-engineering estimate. It may be subject to a change order after sign has been engineered for Florida wind loads.

Mobilization - includes 3 travels to site for installation; additional travels will be charged \$84.15	\$ 84.15			3		\$ 84.15	\$ 252.45
Permit estimated at \$150.00; actual will be charged at final billing	\$ 150.00			1		\$ 150.00	\$ 150.00
Permit Procurement & Inspection	\$ 500.00			1		\$ 500.00	\$ 500.00
Permit Drawing	\$ 450.00			1		\$ 450.00	\$ 450.00

Price subject to change pending site survey results, material change, or sizing.

P95 - Matte acrylic (black or white)	CH - Channel letter, face lit
P99 - Non-glare clear acrylic	RCH - Reverse channel letter, halo lit
TFA - Thermoformed acrylic	NCH - Non-lit channel letter
AC125 - 1/8" acrylic	C(A, Br) - Cast (Aluminum or Bronze)
AC250 - 1/4" acrylic	V - Vinyl
A063 - 1/16" aluminum	S - Sintra PVC sheet
A125 - 1/8" aluminum	LDPE - Low density polyethylene
A25 - 1/4" aluminum	ACM - Aluminum composite material
A50 - 1/2" aluminum	AMIX - Mixture of materials

Bid as per plans:

Addendum number:

Specification section:

Changes to specification after bid date may require new price confirmation.

Changes in sales tax during the duration of project will be added. Payment terms: 50% due at first draw for materials. Payment for materials purchased at each monthly draw to be paid within 30 days.

Prices supported for 30 days from date submitted.

Typical installation/delivery is 6-8 weeks after final layout approval and receipt of permit if necessary. Rush orders can be accommodated for an additional charge. Please allow sufficient production time.

Bids under \$10,000.00 will be handled with a Purchase Order or Standard Invoicing. NO AIA CONTRACTS.

Sales Tax has been included

Total QUALIFIED BUDGET \$ 73,392.02

Quote Date 6/10/2026

Revision Date

Revision Date

Revision Date

Revision Date

Revision Date

Revision Date

26262

RESOLUTION NO. 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BEELINE COMMUNITY DEVELOPMENT DISTRICT,
ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL
YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

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

ATTEST:

**BEELINE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**BEELINE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 Special District Services, Inc., 2505 Burns Road, Palm Beach Gardens, Florida 33410 at 10:30 a.m. on the following dates:

**October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027**

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.

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

BEELINE COMMUNITY DEVELOPMENT DISTRICT

www.beelinecdd.org

PUBLISH: THE PALM BEACH POST 10/__/2026

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

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

May 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. Snowden 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. His proposal is still pending.

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

BISHOP ENVIRONMENTAL SPECIALISTS, INC.

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

June 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.

On June 19, Scott Snowden (R&S Metalworks) and Brian Brown (Sisco Systems) completed a thorough inspection of the lift gate operators and mechanical lift systems. Their finding was that all components are in sound operation condition and that despite the lift gate operator being set at maximum torque, no maintenance, other than the routine exercising and lubrication provided by BES, is presently required. They note that any observed wear is as would be expected for a system of this age and that replacement of any component is not warranted.

In addition, routine generator service was completed by OnSiteGenPros on June 1 and the report provided to both BCDD and Pratt Whitney.

Finally, 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