

MINUTES OF MEETING  
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, May 8, 2020 at 9:30 a.m. using *Zoom* media technology pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

John G. Leckie, Jr.	Chairman
Gary Crahan	Vice Chairman
George DeGovanni	Assistant Secretary
Charles Swinburn	Assistant Secretary
Dennis Vohs	Treasurer

Also present were:

Greg Peugh	District Manager
Jim Perry	District Representative
Michael Chiumento	District Counsel
Dave Ponitz	District Engineer

The following is a summary of the discussions and actions taken at the May 8, 2020 meeting. An audio copy of the proceedings can be obtained by contacting the District Representative.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Leckie called the meeting to order at 9:30 a.m.

**SECOND ORDER OF BUSINESS**

**Approval of Minutes**

**A. April 17, 2020 Meeting**

Mr. Leckie provided a correction, which will be included in the final version.

On MOTION by Mr. Crahan seconded by Mr. Vohs with all in favor the minutes of the April 17, 2020 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS****Reports and Discussion Items****Discussion on Capacity Fee Issues for Commercial Accounts**

Mr. Peugh stated the status of the commercial accounts is pretty much the same as reported at the last meeting, the only change is Hammock Dunes maintenance facility seems to have found the majority of the leak. There is still a small leak they're going to try to find, but that should take care of the majority of it. We are still working on getting the availability fee bill together for Murano.

**Discussion on Stormwater Utility / Reclaimed Flow**

Mr. Ponitz stated we did get all of the scanned as-built plans back from the consultant, so we have a nice resource now for all of the development areas within the District.

Mr. Peugh stated "marsh TB" hasn't been updated, but they will be doing that when we get new aerial photography. This is big help when the guys are out in the field, we can look at the plans on a tablet. More information will be populated as we go through, but we really like this tool. There are layers for sewers and for reclaim.

Mr. Crahan asked what did this project cost us?

Mr. Peugh stated they're going to digitize the entire CDD and that was the entire \$239,500 we spent. They're doing other things with that, such as setting the rate structure.

Mr. Peugh continued, in regard to the reuse, Palm Coast has not bid that reuse pump so hopefully they will be doing that soon. I'll check on that next week. That will give us more flow here.

**Renaissance / Beach Walk Development Update**

Mr. Peugh stated I have heard nothing from the developer on Renaissance. In regard to Beach Walk, I have our stormwater engineers reviewing a letter from Daniel Baker. He wants to treat the stormwater, but he doesn't want to attenuate it because it would add four-feet of fill to that lot and it's not cost effective at that point. He hasn't told us what the pre and post conditions are so we will be asking for more detail on that.

**Toll Facility Bid**

Mr. Peugh stated the original bid was for \$1,195,000 on January 10<sup>th</sup>, the base bid was about \$153,000, and the alternate bid was a little over \$1 million. We went back and forth with the sub-contractor that will be doing the building work for Cline Construction and I think we've come up with a solution that works pretty well. The revised bid they sent us on May 5<sup>th</sup> shows the base bid at \$149,000 and the alternate bid was \$837,000 so that's a total of \$985,614.09. They came off of their original price by about \$210,000. It's over our estimate of \$700,000 but I think it's a reasonable estimate. I'd like to go ahead if the Board is amenable to it.

Mr. Leckie asked what the start date and build out date would be.

Mr. Peugh stated as soon as we give them a notice to proceed, so about a month or so. I think we gave them a year for completion of the project.

Mr. Crahan expressed concern over the bid price for the toll building itself and the engineer's estimate being substantially low.

Mr. Leckie stated my concern is about the building there. People are sitting on top of each other and when the public comes in from the outside they're standing in the doorway. We just don't have a very efficient facility. What do we have in the budget this year for this, and can we do part of it out of next year's budget?

Mr. Peugh stated we have \$700,000 in the budget this year and I don't think they will spend that much in the five months we've got remaining.

Following a discussion during which Mr. Swinburn and Mr. Vohs also expressed concern over the bid price, Mr. Leckie asked for a motion for approval of "phase one" of the project, which includes removal of the fuel tank and installation of a new generator, enclosure for the generator, and electrical for a total of \$148,727.

On MOTION by Mr. Vohs seconded by Mr. DeGiovanni with all in favor the base bid items for a total of \$148,727 were approved.

On MOTION by Mr. DeGiovanni seconded by Mr. Vohs with four in favor and Mr. Crahan opposed the alternate bid items for a total of \$836,887.09 were approved.

**B. Lift Station 10 & 15 Back Up Pump Installation Bid**

Mr. Peugh stated we have four bids ranging from \$254,000 to \$309,000. Danus Utilities, Inc. was the lowest at \$254,551. Mr. Ponitz says he has worked with them and they do a good job. It's slightly over our budget, but we also didn't have good numbers on the rehab of this in our area, so I think it's a reasonable price.

Mr. Ponitz stated the scope of work is installing two of the District-purchased pony pumps and doing a full rehabilitation of lift station 10 in Island Estates which collects all of the flow from three other lift stations in Island Estates so it's a significant lift station. Over the years it's shown some challenges on pumping appropriate pump rates.

Mr. DeGiovanni asked if a revised bid could be requested from Petticoat-Schmitt.

Mr. Ponitz stated we agree Petticoat is a magnificent contractor to work with but Danus and RCM specialize in this type of work for all sorts of municipalities. They come with a lot of credentials and are set up to do these types of products.

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor the bid from Danus Utilities, Inc. for a total of \$254,551 was approved.

**C. Report on the Number of Registered Voters**

Mr. Peugh reported the number of registered voters within the Dunes CDD is 2,418 as of April 15, 2020.

**D. Consideration of Resolution 2020-02, Approving a Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date for Adoption**

Mr. Peugh noted the budget is substantially the same as the prior year's budget.

On MOTION by Mr. Swinburn seconded by Mr. Crahan with all in favor resolution 2020-02, approving the proposed budget for Fiscal Year 2021 and setting a public hearing for August 14, 2020 approved.

**FIFTH ORDER OF BUSINESS****Staff Reports****Attorney**

Mr. Chiumento informed the Board that the District was named in a lawsuit that has been filed regarding a foreclosure due to a utility lien against the property and stated, we've made an offer to settle and remove our lien for about \$2,600. We're waiting to hear back from them.

**E. Engineer - Report**

Mr. Ponitz informed the Board the preliminary engineering report regarding the RO membrane evaluation was received from Mead & Hunt and is being reviewed.

**Manager****Bridge Report for April**

Mr. Peugh stated toll revenues from last month are about \$6,000. Our traffic was down about 40% from last year at this time. There were about 118,000 vehicles and that equates to \$97,000 lost in the month of April.

We took Mr. Crahan's idea of the Square technology and put credit cards in the booth. The fees are really high so out of the \$2.00 toll we net about \$1.85. We can't integrate it into the E-Transit system. It would cost about \$40,000. I'll give you a projection hopefully at the next meeting of how long it would take to pay that \$40,000 back with newly captured revenue from people that previously walked out without paying. This also gives us a way to go cashless in the future.

**F. Additional Budget Items Report**

Mr. Peugh noted there are no additional budget items at this point.

**Miscellaneous Items**

Mr. Peugh stated in regard to the traffic signal that we're contemplating at the four-way stop at the east end of the Hammock Dunes bridge, the Ocean Hammock board members called me this week in relation to the property we wanted to buy near that sign that they own. The feedback I got is people don't really like it, which I understand. I reiterated this is for safety and explained how we came about the idea of a traffic signal based on the DOT study. I told them even if everybody in the DCDD says they don't want a traffic signal, sooner or later there is going to be

some sort of traffic device there beyond a four-way stop. I let them know I still want that property because I want to use it for a lay-down yard. They understood all that and they were going to talk about getting the property.

We have 19,356 total accounts and about 5,500 are using the website and we've sold 10,616 loyalty cards. We have 491 of about 2,000 using the utility website.

Mr. Peugh asked for the Board's input on in-person meeting locations. The Board expressed a preference for Zoom meetings as long as allowed by the Governor's executive orders and possibly booking the Ocean Hammock resort to allow for social distancing when in-person quorum requirements are reinstated.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Mr. Crahan asked as the lake levels go down, are we monitoring them from a fish-kill perspective?

Mr. Peugh stated yes, we go and look at the intermediate weir occasionally because we want to get them out of there before they get into the ponds.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

- G. Balance Sheet & Income Statement**
- H. Assessment Receipts Schedule**
- I. Community Projects Schedule**
- J. Approval of Check Registers**

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor the check register was approved.

**EIGHTH ORDER OF BUSINESS**


**Next Meeting Scheduled for Friday, June 12, 2020 @ 9:30 a.m.**

Mr. Leckie stated at this point the June 12<sup>th</sup> meeting will be conducted through Zoom unless the Governor changes his directive.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman