

MINUTES OF MEETING
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, September 11, 2020 at 9:30 a.m. using *Zoom* media technology pursuant to Executive Orders 20-52, 20-69 and 20-193 issued by Governor DeSantis, including any extensions or supplements thereof, 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
Jay Livingston	Renaissance Counsel
Karin Mezzell	Old Florida Family Inc.
Wally Schickedanz	Old Florida Family Inc.
Charlie Faulkner	Oare Property Landowner Representative

The following is a summary of the discussions and actions taken at the September 11, 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. August 14, 2020 Meeting

Mr. Crahan provided revisions, which will be included in the final copy.

On MOTION by Mr. Crahan seconded by Mr. DeGovanni with all in favor the minutes of the August 14, 2020 meeting were approved as revised.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSIUNESS

Reports and Discussion Items

The following item was taken out of order.

Renaissance / Beach Walk Development Update

Mr. Peugh stated I met with Charlie Faulkner last week and the developer wants to discuss the requirement that we had initially discussed of having property owners sign a statement that there is a potential that there might be an off-ramp built next to their property if the bridge was ever expanded. We stated that would not be required, but they want to have a discussion regarding that.

Mr. Schickedanz stated my family’s business is the contract purchaser of the Renaissance parcel and there has been some history we had learned that the CDD was looking to try and protect some old DRI-related potential easements related to the bridge and ramp improvements. We have a copy of a traffic and transportation analysis done for the CDD and we did one as well and submitted it to the County. They’re done by today’s comprehensive plan standards and they were very similar in outcome. Ours suggested that what was really needed there is a dedicated thru lane and a dedicated left turn lane if you’re driving east across the bridge. I think the CDD’s study recommended the exact same thing, plus a traffic signal by 2030 or 2031. What seems to be an extra layer of protection is that we disclose that ramps might be built in the future on the declaration of covenants of the HOA or in deeds, which is intolerable for us. We’re convinced it would ruin the sales effort. It certainly looks like it’s not legally needed anymore because the current traffic studies don’t mention it. We would very much appreciate if the CDD would make some kind of a motion or provide the County with some documentation that it no longer needs any of these disclosures that have been talked about in the past.

Mr. Leckie stated we own the bridge and we own the roads going there, but the land that this would go through is the County’s land and we have no desire whatsoever or had any discussions about anything other than changing that intersection. I realize that was on the plats

when the bridge was built that it was a possibility. If the County came to us and asked us to build an off-ramp, we would say no because we're going to go ahead with widening the intersection.

The remaining Board members concurred with Mr. Leckie's statement and agreed to have a letter drafted to the County stating there is no intent to build an off-ramp from the bridge, therefore no disclosures for prospective property owners of the Renaissance are needed.

Mr. Peugh presented to the Board a proposed development plan from the Renaissance Development. Mr. Schickedanz noted the main difference in the new proposal is that the previous proposal sought to achieve a secondary emergency access with an easement that has been carved out through the greenway and the new plan has a secondary emergency access through the sales center parking lot.

In regard to Beach Walk, Mr. Peugh informed the Board the easement for the concentrate line is signed and that the development went to the zoning board this week and the Developer hopes to close on the property soon.

Discussion on Capacity Fee Issues for Commercial Accounts

Mr. Peugh stated the Hammock Beach Resort water consumption appears to be creeping up. One month they were over capacity by 50,000 gallons, the next month it was below 50,000 gallons and this month it was over 100,000 gallons so I've sent it to Daniel Baker and asked if there's any specific reason because if not, we will be sending them a bill for the excess capacity. On the residential capacity letters, 16 have been sent out, 11 were rescinded, two have paid and three are past due. We're going to end up filing a lien against those three properties and eventually we will get our money.

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh stated CDM is continuing to digitize our plans. Next week we have a meeting with them to discuss the ways they can bill through our billing system if we decide to go that route.

Mr. Peugh continued; the reuse is basically the same as last month. We checked with Palm Coast and they said the pump is in production so we're talking three or four months before they get it installed.

B. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2021

A copy of the proposed meeting schedule was included in the agenda package.

On MOTION by Mr. Crahan seconded by Mr. DeGiovanni with all in favor the Fiscal Year 2021 meeting schedule was approved as presented.

C. Acceptance of Engagement Letter from Grau & Associates for the Fiscal Year 2020 Audit

Mr. Peugh noted Fiscal Year 2020 will be the last year in the five-year contract and an RFP will be issued for Fiscal Year 2021.

On MOTION by Mr. Vohs seconded by Mr. DeGiovanni with all in favor the engagement letter from Grau & Associates for the Fiscal Year 2020 audit was accepted.

D. Consideration of Mead & Hunt’s Risk and Resilience / Emergency Response Plan Proposal

Mr. Peugh informed the Board the emergency response and risk and resilience plan is a requirement by DEP and the EPA for the water treatment plant and distribution system, and the prices given by Mead & Hunt are comparable to other firms that provide similar services.

Mr. Crahan suggested Mr. Peugh review a plan Mead & Hunt has previously completed.

On MOTION by Mr. Crahan seconded by Mr. Vohs with all in favor the proposal from Mead & Hunt was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

Attorney

Mr. Chiumento reported to the Board that his firm is still dealing with the issue of there being no record of how title was obtained by the Ocean Hammock POA for the parcel of property the District is trying to purchase near the four-way intersection. Mr. Chiumento will report back on any progress at the next meeting.

E. Engineer - Report

Mr. Ponitz gave an overview of the engineer’s report, a copy of which was included in the agenda package.

Manager

F. Bridge Report for August

Mr. Peugh stated vehicle traffic was down about 0.50% and revenue was down about 1%. With taking credit cards in the booth, we’re averaging about 81 transactions a day for the month of August, so it’s been successful in total transactions. We’re still dealing with the credit card company because their fees are a little bit higher than was quoted to us, but we have options if we need to look at other companies. We have about 20,000 total accounts; 6,430 are using the website and we’ve sold almost 18,000 loyalty cards.

G. Additional Budget Items Report

Mr. Peugh informed the Board replacement of an automatic transfer switch for a total of \$30,733 was added to the additional budget items report.

Miscellaneous Items

Mr. Peugh stated 539 of about 2,000 accounts are using the utility payment website.

SIXTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Reports

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

Mr. Peugh informed the Board the sidewalk project was removed from the projects schedule as requested by Mr. Crahan and that he has obtained quotes from Affordable Lawn & Landscaping for landscaping and irrigating the eastern bridge approach that will be paid out of the Community Projects Account.

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

EIGHTH ORDER OF BUSINESS

Next Meeting Scheduled for Friday, October 9, 2020 @ 9:30 a.m.

Whether the meeting will be held in person or via Zoom will be determined after October 1st or upon confirmation of the extension of the Governor's Executive Order permitting virtual meetings.

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