

MINUTES OF MEETING
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, October 9, 2020 at 9:30 a.m. using *Zoom* media technology pursuant to Executive Orders 20-52, 20-69 and 20-246 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

The following is a summary of the discussions and actions taken at the October 9, 2020 meeting. An audio copy of the proceedings can be obtained by contacting the District Representative.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Minutes

A. September 11, 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 September 11, 2020 meeting were approved as revised.

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 Hammock Beach Resort water consumption was creeping up but unfortunately last month the meter broke, so I don't know what it did for the last month. I emailed Daniel Baker about what was going on up there and he said they had a lot of guests, so if that's the case their usage is up, and we would be sending them a letter and bill for additional capacity. We will continue to work on that, and we should have better data next month since the meter is working now.

Cinnamon Beach stated that they are almost complete with their new improvements, but their improvements caused some other overflows, so they're working through that and hoping to have it done in the next month. Dave Ponitz is going to be working on analyzing their numbers so we will see where they are at.

We sent out 16 residential over capacity letters. Thirteen have been rescinded, two have paid and we have one that is past due, and we are filing a lien on that property.

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh informed the Board that CDM is still working on finalizing their parcel counts.

Mr. Peugh also informed the Board in regard to reclaimed flow the ponds are full, and billings will be down for the next month. Palm Coast's pump is in production and about two to three months out from being installed.

Renaissance / Beach Walk Development Update

Mr. Peugh informed the Board that as requested at the last meeting, a letter was sent to Adam Mengel of Flagler County with the developer copied stating that the CDD has no intent to build an off-ramp from the bridge that would affect Renaissance property owners. The developers will be going before the County on October 13th to amend the PUD to add a couple more lots to the plat. Once that is done, a bill will be sent for the availability fees for those additional lots.

Mr. Peugh also informed the Board the Beach Walk development is moving forward and is expected to close in about a month and then it is anticipated to be sold to a builder.

B. Public Facilities Report

Mr. Ponitz gave a brief overview of the public facilities report included in the agenda package, noting the report provides an update of the utility facilities and provides information for treatment plant capacity projections.

C. Bridge Rehabilitation Bid Consideration

Mr. Peugh informed the Board six bids were received ranging from \$825,000 to \$1.1 million by the due date and noted Kissinger Campo has worked with the low bidder, Sieg & Ambachtsheer on past projects successfully. One bid from Inland Construction & Engineering, Inc. arrived two days late due to the hurricane in the panhandle and was returned unopened.

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor the bid from Sieg & Ambachtsheer was approved.

D. Bridge Rehabilitation KCA CEI Proposal Consideration

Mr. Peugh gave an overview of the proposal submitted by Kissinger Campo for an amount not to exceed \$90,285 and noted the project is expected to fall closer to the \$50,000 to \$60,000 range.

On MOTION by Mr. Crahan seconded by Mr. DeGiovanni with all in favor the bridge repair proposal submitted by Kissinger Campo for an amount not to exceed \$90,285 was approved.

E. Backup Pump Purchase Consideration

Mr. Peugh informed the Board the backup pump will go to lift station 16 located in Ocean Hammock and will cost \$59,428.

On MOTION by Mr. Swinburn seconded by Mr. DeGiovanni with all in favor the purchasing a backup pump at a cost of \$59,428 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Attorney

Mr. Chiumento, following up on the investigation that was done to determine which entity owns the parcel of property the CDD intends to purchase at the four-way stop, reported to the Board that when the CDD was conveyed the roadway, the property appraiser switched the property card from ITT to Ocean Hammock POA, however ITT still owns the property. His firm has requested a warranty deed from ITT to convey the property over to the CDD.

F. Engineer - Report

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

Manager

G. Bridge Report for September

Mr. Peugh reported that vehicle traffic was up about 21% and revenue was up about 21% from last September. For fiscal year 2020 revenue was down approximately \$233,000, about 14%. There are 20,514 accounts. Over 19,000 loyalty cards have been sold, and there are 6,610 online account users.

Mr. Peugh also reported new landscaping has been installed on the eastern side of the bridge.

Mr. Crahan requested a pothole be repaired on Hammock Dunes Parkway after the Granada Estates entrance.

H. Additional Budget Items Report

A copy of the additional budget items spreadsheet was included in the agenda package.

Miscellaneous Items

Mr. Peugh stated 553 of about 2,000 accounts are using the utility payment website.

SIXTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Mr. Crahan stated I’d like to stay ahead of the water quality, water testing and water impurity initiative. Maybe a feature point on the website would be appropriate. I don’t want people

to think they need to get water purification testing when we spend a lot to do that, and worse would be if they start altering the chemistry.

Mr. Peugh responded that he could put something together and put it on the website as well as in the billing notice.

SEVENTH ORDER OF BUSINESS Financial Reports

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

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


EIGHTH ORDER OF BUSINESS Next Meeting Scheduled for Friday, November 13, 2020 @ 9:30 a.m.

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

The Board and District staff thanked Mr. Leckie for his 21 years of service to the District as he will no longer hold position on the Board of Supervisors following the upcoming general election.

NINTH ORDER OF BUSINESS Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman