

MINUTES OF MEETING
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, November 13, 2020 at 9:30 a.m. at the Dunes Administrative Office, 101 Jungle Hut Road, Palm Coast, Florida.

Present and constituting a quorum were:

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

Also present were:

Greg Peugh	District Manager
Jim Perry	District Representative (Via Zoom)
Michael Chiumento	District Counsel (Via Zoom)
Dave Ponitz	District Engineer (Via Zoom)
Kaiti Lenhart	Flagler County Supervisor of Elections (Zoom)
Paul Pershes	Resident (Via Zoom)
Ralph Dumke	Resident (Via Zoom)
Rich DeMatteis	Resident (Via Zoom)

The following is a summary of the discussions and actions taken at the November 13, 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. October 9, 2020 Meeting

There were no comments on the minutes.

On MOTION by Mr. DeGovanni seconded by Mr. Crahan with all in favor the minutes of the October 9, 2020 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSIUNESS

Reports and Discussion Items

B. Consideration of Resolution 2021-01

Consideration of Resolution 2021-01, designating officers was deferred to the next meeting.

Ms. Lenhart informed the Board a human error on election day resulted in ballots being distributed to non-CDD residents in which they could vote for the Dunes CDD board seats 2, 3 and 4. Ms. Lenhart noted if the votes from election day were eliminated, the winner for each seat still would have won based on the overall turnout.

C. Consideration of KCA Bridge Inspection Proposal

Mr. Peugh stated this is for the two-year bridge inspection mandated by FDOT. I wanted to get it on KCA’s schedule so that they can complete it. It’s for \$23,950.

On MOTION by Mr. Crahan seconded by Mr. DeGovanni with all in favor KCA’s bridge inspection proposal was approved.

Discussion on Capacity Fee Issues for Commercial Accounts

Mr. Peugh stated Hammock Beach Resort is underneath their capacity this month. They were over capacity in June and August and I was told that was due to heavy use. Heavy use constitutes us sending them a bill for extra capacity, however I wanted to watch this a little bit more before we did that to see if they are over or under, especially during these trying times.

Mr. Crahan stated I think it’s important to notify the resort of their next increment and it should be sufficient to give them a little leeway. Mr. Crahan also questioned the amount that Hammock Beach would pay based upon the overcapacity amounts. This will be provided at the next meeting.

Mr. Ponitz stated Cinnamon Beach is going to be asking for the same consideration because they just can’t get under their capacity limit.

Mr. Peugh stated we sent out 16 residential over capacity letters. 13 have been rescinded, two have paid, and we’ve filed a lien on one.

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh stated Dave is finalizing the revisions to the stormwater maps to get to CDM so that's moving forward.

The City of Palm Coast has their new reclaimed transmission pump on site, but it's in pieces.

Renaissance / Beach Walk / Lennar Homes Development Update

Mr. Peugh informed the Board that the Renaissance Project will go before the Flagler County Planning and Zoning Board again in December to discuss reduced setbacks protested by golfers at a previous meeting. Beach Walk started clearing the property across the street so they're going forward, and the property was sold in October to the new entity. Lennar Homes came in with their engineer last week to discuss how to connect to our utility systems and we gave them a couple of ideas. They were asking about the stormwater system as well.

Mr. Peugh stated we gave the Golden Lion Owners an easement a year and a half or two years ago for a restaurant. Since then, they have changed their mind and are planning to sell it to an individual who will put in 25 townhomes. I need to have the City sign off that they are aware of it. Charlie Faulkner is going to give me an easement agreement that we will look at if the Board is amenable to adjusting the easement. The consensus of the Board was that this change was acceptable.

FIFTH ORDER OF BUSINESS

Staff Reports

Attorney

There being nothing to report, the next item followed.

D. Engineer - Report

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

Manager

E. Bridge Report for October

Mr. Peugh reported that vehicle trips were up about 1.8% and revenue was up approximately 6.7% for October. There are about 20,800 accounts. There have been 21,100 loyalty cards sold and there are 6,830 online users.

F. Additional Budget Items Report

A copy of the additional budget items spreadsheet was included in the agenda package. Mr. Peugh noted there are no items to add at this point.

Miscellaneous Items

The Board discussed the impending increase in minimum wage, how it would affect the budget, and the eventual need to upgrade the tolling equipment.

Mr. Peugh informed the Board in the next few months the agendas will include health insurance bids, the audit RFP process, updating of the handbook, rewriting of the District rules and the possibility of taking ownership of the dunes.

Mr. Peugh also noted 560 out of 2,000 customers are using the utility website.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Crahan followed up on a request made last month to educate customers on the water testing and quality provided by the District. Mr. Peugh noted a message was added to the marquee directing customers to the water quality report. Mr. Vohs suggested sending a letter as well.

Mr. Vohs asked about the low return yield on investments. Mr. Perry noted he would look into the issue.

SEVENTH ORDER OF BUSINESS

Financial Reports

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

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

EIGHTH ORDER OF BUSINESS


Next Meeting Scheduled for Friday, December 11, 2020 @ 9:30 a.m. at the Dunes CDD Administrative Office, 101 Jungle Hut Road, Palm Coast, Florida

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman