

MINUTES OF MEETING  
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, April 9, 2021 at 9:30 a.m. at the Dunes Administrative Office, 101 Jungle Hurt Road, Palm Coast, Florida.

Present and constituting a quorum were:

George DeGovanni	Chairman
Gary Crahan	Vice Chairman
Rich DeMatteis	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)
Sandy Ausbrooks	Bridge Manager (via Zoom)

The following is a summary of the discussions and actions taken at the April 9, 2021 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. March 12, 2021 Board of Supervisors Meeting**

There were no corrections to the minutes.

On MOTION by Mr. DeMatteis seconded by Mr. Crahan with all in favor the minutes of the March 12, 2021 meeting were approved as presented.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being no audience comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Reports and Discussion Items**

**B. Acceptance of the Audit Committee's Recommendation**

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor accepting the audit committee's recommendation to rank Grau & Associates the number one proposer with an average score of 93 points was approved.

**MalaCompra Drainage Discussion**

Mr. Peugh informed the Board he invited Commissioner Hansen to attend the Board meeting, however he was unavailable. The County has agreed to cut some trees down and clear the area. Mr. Peugh asked if the County would dredge the area as well. He will continue to work with the County to get the area cleaned up.

**Discussion on Capacity Fee Issues for Commercial Accounts**

Mr. Peugh informed the Board the Hammock Beach Resort is currently within their capacity.

**Discussion on Stormwater Utility / Reclaimed Flow**

Mr. Peugh informed the Board he discussed the anticipated stormwater utility costs for the Hammock Beach Resort with their representative and provided the initial feedback received. The District's consultant is still working to put together a list of entities and parcels and their expected annual stormwater utility fee. Mr. Crahan suggested staff inquire with the new auditor as to how much the annual audit fee would increase when the stormwater utility fund is opened.

In regard to the reclaimed flow, Mr. Peugh informed the Board the City of Palm Coast is willing to work with the District on changing out the pump to provide additional flow to the District. Mr. Peugh will bring back to the Board a price estimate for a new pump and what kind of flow is anticipated.

**Renaissance / Beach Walk / Lennar Homes Development Update**

Mr. Peugh informed the Board the name of the Renaissance development has been changed to Oasis. There have been no new updates since the last meeting.

Beach Walk is continuing with site work.

There is no new update on the Lennar development.

**C. Minimum Wage Impact Memo**

Mr. Peugh gave an overview of the report from Lombardo Spradley & Klein to the Board regarding the impact of the new law increasing the minimum wage in Florida for the years 2022 through 2027. Personnel expenses are expected to increase approximately \$300,000 over the course of the five years. Based on the assumptions shown in the report, the increase in costs would require an increase in tolls of about 30 cents per trip. The Board discussed various options for increasing revenue to offset the increase in expenses and possibly performing a traffic study. Mr. Ausbrooks will bring historical trip data back to the Board at the next meeting for further discussion.

**D. Discussion on Chapter 2 Rules**

Mr. Peugh presented a proposed set of rules relating to the toll bridge and transportation system regulations noting the rules were created using FDOT, Miami-Dade Expressway and Tampa-Hillsborough Expressway Authority's rules. Mr. Crahan feels the rules are too general in terms of the following process if someone violates the rules. Mr. Chiumento noted CDDs are limited in certain powers that they have, and police powers is one of those. Mr. Peugh will look at revising the rules with help from Mr. Chiumento and Mr. Ausbrooks and will bring them back to the Board.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**Attorney**

Mr. Chiumento noted the quiet title action on the ITT property the District is looking to obtain is still in process.

**E. Engineer - Report**

A copy of the engineer's report was included in the agenda package for the Board's review.

**Manager**

**F. Bridge Report for March**

Mr. Peugh reported the revenue is up almost 20% and vehicle trips were up 19%, which is line with years 2018 and 2019. There are 21,649 accounts. Almost 30,000 loyalty cards have been sold and there are 7,600 online users.

**G. Additional Budget Items Report**

Mr. Peugh noted the additional budget items report has not changed since last month. Mr. Peugh is working to find another contractor to repair the damaged sidewalks that were reported last month and the cost may go up slightly. Mr. Peugh also informed the Board that there are more bridge bearing plates needing to be replaced than anticipated, however he thinks the original contracted amount can absorb the extra costs. There was a light pole damaged at the end of the bridge due to a vehicle accident and the District will be charging the insurance company for the replacement.

**Miscellaneous Items**

Mr. Peugh informed the Board 624 of about 2,000 accounts are using the utility payment website.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Mr. Crahan had a concern of the live oaks dropping debris in the gutters and being flushed into the sewer system along Hammock Dunes Parkway. He proposed partnering with the two HOAs for street sweeping. Mr. Peugh noted the District sweeps the bridge and the Parkway twice a month and has also asked Hammock Dunes HOA to continue sweeping their streets. Mr. Crahan also informed Mr. Peugh that the landscaper east from the discovery center cut into the native brush when trimming the palmettos and the trimming of the tree line. Mr. Peugh will speak with the landscaper.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**H. Balance Sheet & Income Statement**

**I. Community Projects Schedule**

**J. Assessment Receipts Schedule**

**K. Approval of Check Register**

The check register totals \$314,404.90 and assessments are 95.29% collected.

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**K. Approval of Check Register**

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

**EIGHTH ORDER OF BUSINESS**

**Next Meetings Scheduled for Friday, May 14, 2021 @ 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. Vohs seconded by Mr. DeMatteis with all in favor the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman