

MINUTES OF MEETING
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, August 14, 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:

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

Also present were:

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| 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 August 14, 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. July 10, 2020 Meeting

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

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| On MOTION by Mr. Crahan seconded by Mr. DeGovanni with all in favor the minutes of the July 10, 2020 meeting were approved as revised. |
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THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the Budgets for
Fiscal Year 2021**

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor the public hearing was opened.

There being no members of the public present, a motion to close the public hearing followed.

On MOTION by Mr. Vohs seconded by Mr. DeGiovanni with all in favor the public hearing was closed.

B. Fiscal Year 2021 Budget

Mr. Peugh noted the budget is substantially the same as it was presented at the July meeting. To balance the general fund budget, revenue has been pulled from the bridge fund rather than the water and sewer fund. Expenditures are up about \$68,000 from Fiscal Year 2020, the largest increase of which is \$50,000 for the capital stormwater utility funding and salaries are up \$7,000. Water and Sewer Fund revenue is approximately the same as last year. Expenditures are up almost \$126,000, largely due to an increase in salaries, property insurance and repairs and replacements. We're hoping the revenue will creep up with the newly installed meter replacements. The revenue remained flat for the bridge fund. The expenditures are up approximately \$128,000, largely due to an increase in salaries, property insurance, Parkway repairs, DOT bridge inspection due this year, and medical insurance. In regard to the capital improvements I added two items to the bridge budget, the bridge repair construction, engineering and inspection services estimated total is \$90,000 for the project that is intended to be bid for ladder removal, cathodic protection and other miscellaneous repairs. The toll plaza construction, engineering and inspection estimated total is \$60,000

C. Resolution 2020-03, Approving the Transfer of Funds from the Bridge, Water & Sewer Funds and General Fund Surplus to the General Fund for FY 2021

On MOTION by Mr. Crahan seconded by Mr. Vohs with all in favor resolution 2020-03 was approved.

D. Resolution 2020-04, Adopting the General Fund Budget for FY 2021

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor resolution 2020-04 was approved.

E. Resolution 2020-05, Levying Assessments for FY2021

On MOTION by Mr. DeGovanni seconded by Mr. Vohs with all in favor resolution 2020-05 was approved.

F. Resolution 2020-06, Adopting the Water & Sewer Fund Budget for FY 2021

On MOTION by Mr. Crahan seconded by Mr. DeGovanni with all in favor resolution 2020-06 was approved.

G. Resolution 2020-07, Adopting the Bridge Fund Budget for FY 2021

On MOTION by Mr. Vohs seconded by Mr. Swinburn with all in favor resolution 2020-07 was approved.

H. Resolution 2020-08, Adopting the Section 125 Cafeteria Plan

On MOTION by Mr. DeGovanni seconded by Mr. Swinburn with all in favor resolution 2020-08 was approved.

FIFTH ORDER OF BUSIUNESS

Reports and Discussion Items

Discussion on Capacity Fee Issues for Commercial Accounts

Mr. Peugh stated not much has changed since the last meeting in regard to commercial accounts. We had one person pay on the residential over capacity letter. We sent out 16 letters; 11 were rescinded, two have paid and three are now past due. Cinnamon Beach has completed several repairs so we're waiting until the end of September and then we will look at the water records to see what, if anything they owe us and it's the same for Discovery Center.

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh stated CDM is continuing to digitize the plans and are working on the parcel counts. They're also going through our accounting system and working on how to integrate it if we want to do the billing. They're doing a fantastic job.

Mr. Peugh continued; reuse is the same as last month. The pump has been re-bid by Palm Coast. We expect it to be installed in the next four to five months based on delivery times.

Renaissance / Beach Walk Development Update

Mr. Peugh stated I do not have a status update on Renaissance. Beach Walk has to go to the planning and zoning board in September to reapprove their plat.

SIXTH ORDER OF BUSINESS

Staff Reports

Attorney

Mr. Chiumento reported to the Board that there is 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; an underwriter has been retained to do some research before the purchase can be completed.

I. Engineer - Report

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

Manager

J. Bridge Report for July

Mr. Peugh stated vehicle traffic was down about 0.10% and revenue was up about 0.40%. We shut the tolls off for one day during Hurricane Isaias. The credit card machines are in the booth. There were lots of issues the first week but we've worked through them and got it going. The preliminary data that I've gotten for the period of 10 days, we were expecting 40 trips and there are over 80 right now. We have 20,160 accounts currently and 6,230 people are using the website. We have sold over 16,384 loyalty cards so that program has been very popular.

Miscellaneous Items

Mr. Peugh stated we just received a request for installation of fiber optic somewhere down the connector road, up to Camino Del Mar and Hammock Dunes Parkway intersection, then up Hammock Dunes Parkway to the north and then west on Jungle Hut. Once I get actual plans, I will show you all. I told them they need to sign an easement agreement with us and then we can decide if we need to charge them for it.

We started replacing landscaping on Hammock Dunes Parkway from the four-way stop north, almost to Jungle Hut. Between January and February, they will start to bloom enough that you can get a sense of the coloring and at that point we can decide if you like the colors or not. Our goal is to beautify it. Going up the approach to the bridge from the Island side toward the tollbooth it's looking kind of scraggly so we've talked about a massive planting there but with the construction that may occur with the four-way stop I'm going to look at sodding that.

We're up to 530 accounts on the utility payment website out of the approximately 2,000 accounts.

K. Additional Budget Items Report

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

SEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Crahan asked why do we still have the Cline project still showing on the community projects sheet? It's been long done and paid.

Mr. Peugh responded we can take it off. The balance of the construction account as of June 30th was \$96,141.10. You asked me to look into how to close it with Grau. The agreement did not speak to that, correct Michael?

Mr. Chiumento stated my opinion is that the agreement is silent as to what we would do with interest, however the agreement is clear that \$1.8 million was our money and we were going to give them 'X' amount of dollars to use for community projects. Our opinion is the money is ours and any interest used on it is ours, but it does need to be used for community projects.

Mr. DeGovanni stated I thought last time we talked about using the funds for all of the work that's being done at the bridge since it's an improvement for the community to get access to the bridge.

Mr. Leckie stated you could use it for the sodding Greg just talked about as well.

Mr. Peugh stated we will start pulling money out of that. I'll run the projects by you as we decide to do them and make sure everybody is in agreement that it is beautification for the good of the community and go from there.

Mr. Swinburn asked do we have anymore feedback from the Ocean Hammock Homeowners Association or AIA people about the signaling proposal at the intersection?

Mr. Peugh stated the feedback that I've been hearing is they are not in favor of it. I'd like to finalize the preliminary design so I'll have some exhibits that I can go to the Homeowners Association and AIA scenic committee with and let them know we're doing it for safety and get their comments.

Mr. Swinburn asked has there been an agreement reached with the Hammock Dunes HOA about them not clogging up our system with leaves?

Mr. Peugh stated the landscaping company said they do not blow leaves into the storm grates. He said the mature oak areas bring down a ton of leaves and I've talked to Travis Houk and Ralph Dumpke about allocating some funds during the spring to street sweep and he said they would be going forward with that.

EIGHTH ORDER OF BUSINESS

Financial Reports

- L. Balance Sheet & Income Statement**
- M. Assessment Receipts Schedule**
- N. Community Projects Schedule**
- O. Approval of Check Register**

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

NINTH ORDER OF BUSINESS

Next Meeting Scheduled for Friday, September 11, 2020 @ 9:30 a.m.

Mr. Perry informed the Board the Governor extended the Executive Order permitting virtual meetings through October 1st. The September 11, 2020 meeting will be held using Zoom.

TENTH 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