

MINUTES OF MEETING
DUNES COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

George DeGovanni	Chairman
Gary Crahan	Vice Chairman (via Zoom)
Rich DeMatteis	Assistant Secretary (via Zoom)
Charles Swinburn	Assistant Secretary
Dennis Vohs	Treasurer

Also present were:

Greg Peugh	District Manager
Jim Perry	District Representative
Vincent Sullivan	District Counsel (via Zoom)
Dave Ponitz	District Engineer (via Zoom)
Ernesto Torres	GMS

The following is a summary of the discussions and actions taken at the July 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. and asked for roll call.

SECOND ORDER OF BUSINESS

Minutes

A. Approval of the Minutes of the June 11, 2021 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Vohs seconded by Mr. Swinburn with all in favor the minutes of the June 11, 2021 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments

There being no audience comments, the next item followed.

FOURTH ORDER OF BUSINESS Reports and Discussion Items

MalaCompra Drainage Discussion

Mr. Peugh informed the Board the County is still in the process of obtaining a permit for gopher tortoise relocation and will notify the District once that it is done and a schedule has been put together.

Discussion on Capacity Fee Issues for Commercial Accounts

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

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh asked if the Board had any further revisions to the frequently asked questions brochure relating to the stormwater utility. There being none, Mr. Peugh noted he would be disseminating that item to the Dunes customers after inserting the date and time of the workshop to be held for the purpose of discussing the details of the stormwater utility. The workshop was scheduled for August 16, 2021 at 10:00 a.m. at the Dunes Administrative Office.

Regarding the reclaimed flow, Mr. Peugh informed the Board the pressure from the north/south test went well, which would allow for pulling water from the Hammock Dunes pond system (south) rather than the northerly Ocean Hammock ponds. The pump test for the Palm Coast pump is still pending until the contractor's schedule opens up.

Oasis / Beach Walk / Lennar Homes Development Update

Mr. Peugh informed the Board there are no new updates on the Oasis, Beach Walk or Lennar developments.

Investment Update

Mr. Peugh reminded the Board that at the last meeting Mr. Swinburn inquired as to whether the interest revenues could be improved. He has made some phone calls in an attempt to find other options for investing the funds and will continue to investigate, however Mr. Perry noted the CDD is limited on investment opportunities.

B. Acceptance of the Fiscal Year 2020 Audit Report

Mr. Perry gave an overview of the audit report. Page one provides the opinion of the auditor, which is considered a clean opinion. Page 27 provides the report on internal controls, which notes that during the auditor’s testing there was nothing of concern found. Page 31 provides the compliance report as it relates to the rule of the Auditor General. There was nothing found that would require reporting to the Auditor General. There are no findings or recommendations of note in the management letter.

On MOTION by Mr. Vohs seconded by Mr. Swinburn with all in favor the fiscal year 2020 audit report was accepted.

C. Discussion on the Fiscal Year 2022 Budget

Mr. Peugh gave an overview of budget updates. On the general fund budget \$290,000 will be transferred from the bridge surplus account. On the water and sewer fund budget the renewal and replacement line was removed since there are already funds being put aside in capital reserves. There were no major changes to the bridge fund budget. On the water and sewer capital improvements page the bulk chemical tanks replacement project was added. Mr. Peugh noted if the test on the north/south valve split works, the number for that project will be reduced. The Board members asked various questions on the individual line items. Mr. Peugh is to adjust the budget and balance the each of the fund balances to \$0.

FIFTH ORDER OF BUSINESS

Staff Reports

Attorney

Mr. Sullivan informed the Board he is still waiting on the deed to be sent over from ITT for the four-way stop property and will continue to follow up with them.

Mr. Peugh and Mr. Sullivan informed the Board about a request from a homeowner to address some erosion issues. District staff is researching the property and will provide an update at the next Board meeting.

D. Engineer - Report

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

Manager

E. Bridge Report for June

Mr. Peugh reported vehicle trips were up 7% from last year and revenue is up 10%. In response to a request from Mr. Swinburn, Mr. Peugh analyzed the loyalty cards to see if selling the cards is causing an increase in traffic and found that 8.5% of the traffic is using the cards, which has brought in 10% of the revenue. In his opinion the loyalty cards are not causing a significant traffic increase, but a traffic study would need to be done for further analyzation.

Mr. Peugh reported that account closings will be completed in the next few days. Approximately 2,600 Bridge Pass Accounts will be closed in the amount of approximately \$40,000 and approximately 9,500 Loyalty Card Accounts will be closed in the amount of approximately \$25,000.

F. Additional Budget Items Report

There were no additional budget items to report.

Miscellaneous Items

Mr. Peugh informed the Board the dying juniper along the parkway has been replaced with Aztec grass. He also reported 675 of about 2,000 accounts are using the utility payment website.

Mr. Peugh reported that residents and associations near the stormwater lakes are requesting the DCDD repair erosion on the stormwater lakes. A discussion was held regarding the fact that this issue has been discussed in the past and a resolution by the HOA's was found. Mr. Peugh and legal counsel are to report back what conclusion was reached in the past by the HOA's and residents.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There were no supervisor requests or audience comments.

SEVENTH ORDER OF BUSINESS

Financial Reports

G. Balance Sheet & Income Statement

H. Community Projects Schedule

I. Assessment Receipts Schedule

J. Approval of Check Register

The check register totals \$273,389.12 and assessments are 98.99% collected.

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

EIGHTH ORDER OF BUSINESS

Next Meeting Scheduled for Friday, August 13, 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. Swinburn with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman