

MINUTES OF MEETING
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, September 10, 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
Charles Swinburn	Assistant Secretary
Dennis Vohs	Treasurer

Also present were:

Greg Peugh	District Manager
Ernesto Torres	District Representative
Michael Chiumento	District Counsel
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 September 10, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Representative.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Minutes

A. Approval of the Minutes of the August 13, 2021 Meeting

There were no comments on the minutes.

On MOTION by Mr. Vohs seconded by Mr. DeMatteis with all in favor the minutes of the August 13, 2021 meeting were approved as presented.
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THIRD ORDER OF BUSINESS

Audience Comments

There were no members of the public present.

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FOURTH ORDER OF BUSIUNESS**Reports and Discussion Items****MalaCompra Drainage Discussion**

Mr. Peugh informed the Board the County has received the permits for gopher tortoise relocation. County cleanup of the MalaCompra drainage ditch is scheduled to begin after silt fence installation. Mr. Crahan asked if the County understood that the request for the cleanup was made because the area presents a safety issue. Mr. Peugh responded that they are aware of the concern.

Discussion on Capacity Fee Issues for Commercial Accounts

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

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh discussed the stormwater utility under item B.

Regarding reclaimed flow, Mr. Peugh informed the Board the District's contractor put meters on Palm Coast's pump to test the flow and pressure, which resulted in similar results as what the DCDD's meter was reading. District staff will pick a pump and head and ask that Palm Coast install them in an attempt to increase flow.

Oasis / Beach Walk / Lennar Homes Development Update

Mr. Peugh informed the Board that District staff has provided comments to Oasis following review of their development plans. Beach Walk is continuing with site work. Mr. Peugh sent a letter to the County Administrator requesting signs not be allowed on the Parkway, to which there has been no response yet. Lennar has asked the District to accept stormwater for the development.

Investment Update

Mr. Peugh informed the Board he spoke to a representative at Edward Jones who is researching the options the District has for investing funds at a higher return rate.

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B. Discussion on Chapter IV Stormwater Rules

Mr. Peugh informed the Board that notices have been published to adopt the Chapter IV - Stormwater Utility rules at the October board meeting and gave an overview of changes that have been made to the rules since the last meeting. A line was added stating that nothing in the rules shall prohibit the District from charging fees to areas outside the boundaries of the District to clarify that new developments can be charged fees by the District if they request to tie into the District's stormwater system. Another line was added to state that the District assumes no responsibility above Elevation 4.0 in the lake system to clarify that the District does not own or maintain the lake banks. Mr. Crahan noted that this does not apply in Ocean Hammock, as the District owns the lake banks, however they still do not maintain them. Mr. Peugh and Mr. Chiumento will reword that portion of the rules. Lastly, the rate schedule will be added to the rules.

Mr. Swinburn asked how the workshop to discuss the stormwater utility fund went. Mr. Peugh responded there were less than 10 residents in attendance. CDM gave a presentation on what the purpose of the stormwater utility fund is and how the charges will be calculated. Most questions were regarding how the fee was calculated for residential and non-residential properties. Overall, the presentation was well received by the attendees.

C. Discussion on FY26 Bridge Fund Budget

Mr. Peugh presented an estimate of the Fiscal Year 2026 bridge fund budget for discussion purposes to get a feel for what the expenditure increases will look like and what level of revenues will be necessary. The Board requested Staff explore Toll by Plate/Sunpass type options and present those options in early spring of 2022.

D. Consideration of Designating a Regular Meeting Schedule for FY22

Mr. Peugh presented a proposed meeting schedule for Fiscal Year 2022. The November meeting date was listed as November 19th, however the Board moved it up to November 12th.

On MOTION by Mr. DeMatteis seconded by Mr. Vohs with all in favor the Fiscal Year 2022 meeting schedule was approved as revised.
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FIFTH ORDER OF BUSINESS**Staff Reports**

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Attorney

Mr. Chiumento informed the Board there has been no response yet from ITT in the attempt to receive a deed to the potential four-way stop property.

E. Engineer - Report

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

Manager**F. Bridge Report for August**

Mr. Peugh informed the Board that vehicle trips were up 7.5% and revenue was up about 12% from last year. There are 20,000 bridge pass accounts, 8,660 online users, 4,400 credit card users at the toll booth and 42,190 loyalty cards have been sold.

G. Additional Budget Items Report

Mr. Peugh informed the Board the engineering consultant for the bridge repairs have requested an additional \$29,959.50 due to the extension of the timeline for completion of the repairs. Mr. DeGiovanni noted even with this additional cost, the repairs will remain within the budget originally discussed of \$950,000.

On MOTION by Mr. Vohs seconded by Mr. DeMatteis with all in favor KCA's proposal for additional engineering services related to the bridge repair in the amount of \$29,959.50 was approved.

Mr. Peugh informed the Board CPH, the engineer for CEI services for the toll facility have requested an additional \$37,700 for the 282-day extension of the completion timeline.

On MOTION by Mr. Vohs seconded by Mr. Swinburn with all in favor CPH's proposal for additional engineering services related to the expansion of the toll facilities in the amount of \$37,700 was approved.

The following item was taken out of order.

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SEVENTH ORDER OF BUSINESS

Financial Reports

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

Mr. Peugh noted the community projects fund schedule shows a \$65,000 balance; however, he believes the account should be close to being emptied out once the financials are updated again. The account will be closed upon receipt of the financial update.

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

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There were no requests or comments from members of the public. Mr. DeMatteis requested Lake 18 be treated for shoreline grass.

Mr. Peugh informed the Board that a member of the Hammock Dunes Shoreline Committee asked that the District apply for a grant to assist in restoration of the dunes. The deadline for submitting applications has passed for this year so the consideration will have to wait until next year if the same request is made.


EIGHTH ORDER OF BUSINESS


Next Meeting Scheduled for October 8, 2021 at 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.

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 Secretary/Assistant Secretary

DocuSigned by:

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 Chairman/Vice Chairman