

**MINUTES OF MEETING
DUNES COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, March 11, 2022, 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
Rich DeMatteis	Assistant Secretary
Charles Swinburn	Assistant Secretary
Dennis Vohs	Treasurer

Also present were:

Greg Peugh	District Manager
Darrin Mossing	District Representative
Dave Ponitz	District Engineer (via Zoom)

The following is a summary of the discussions and actions taken at the March 11, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Representative.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Minutes

A. Approval of the Minutes of the February 11, 2022 Meeting

Mr. Crahan provided a suggested correction to the minutes, which will be included in the final version.

On MOTION by Mr. Crahan seconded by Mr. DeMatteis with all in favor the minutes of the February 11, 2022 meeting were approved.

THIRD ORDER OF BUSINESS

Audience Comments

There being no audience members present, the next item followed.

FOURTH ORDER OF BUSINESS

Reports and Discussion Items

March 11, 2022

Dunes CDD

Discussion on Capacity Fee Issues for Commercial Accounts

Mr. Peugh informed the Board the Hammock Beach Resort was under their allowable water consumption capacity last month. Mr. Crahan stated that the Resort is in the process of adding improvements, including a restaurant. The Board discussed concerns with the increase in water use and grease.

Oasis / Beach Walk / Lennar Homes Development Update

Mr. Peugh updated the Board on the Oasis, Beach Walk and Lennar Home developments. Staff recently received a set of plans from the Oasis developers and are reviewing for anticipated final comments.

Development is progressing for the Beach Walk development with two model homes being constructed.

Staff has received and provided review comments for the latest set of plans for the Lennar Development.

Stormwater Utility / Reclaimed Flow Discussion

In regard to the stormwater utility, Mr. Peugh noted questions are still being received and answered after the first bills were sent.

In regard to reclaimed flow, the plant and field supervisors have checked the valves at the Palm Coast water treatment plant to ensure there are no issues stemming from closed valves causing a reduction in flow to the District and are working on the model for the new pump. Mr. Peugh will schedule a meeting with Palm Coast to discuss the pump.

Discussion on DCDD Functions Outline

Mr. Peugh presented the Board with a draft PowerPoint presentation detailing the CDD's purpose and responsibilities that will be presented at the homeowner's association meetings to provide clarification on the District's purpose. The Board provided suggested revisions to the presentation.

Discussion on Traffic Concerns

Mr. Peugh informed the Board he expects the signs reminding drivers to use their turn signals up at the four-way stop in the next two weeks. The Board discussed various options that

March 11, 2022

Dunes CDD

could help relieve traffic issues including conversion of the four-way stop, increasing tolls or construction of a ramp to A1A.

FIFTH ORDER OF BUSINESS**Staff Reports****Attorney**

Mr. Peugh informed the board Mr. Chiumento has reported ITT has executed the quit claim deed for the four-way stop property. He also stated that a lawsuit will be filed against a contractor that broke a concentrate line as there has been no response to prior communications.

B. Engineer - Report

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

Mr. DeMatteis asked if a street sweeper could clean the streets through Ocean Hammock as the debris from the oak trees falls into the streets and gets pushed into the stormwater system. Mr. Ponitz stated that it's expected that the homeowner's associations will manage the roads within the communities. Mr. DeMatteis stated that it may be worth a conversation with the homeowner's associations to consider.

Mr. Crahan asked for an update on the status of construction improvements for the toll facility. Mr. Peugh provided the Board with the pictures of the building improvements made so far and noted the project is moving along and the interior may be completed by the next meeting.

Mr. Swinburn asked for a copy of the hazardous materials inventory report mentioned in Mr. Ponitz's report.

Manager**C. Bridge Report for December**

Mr. Peugh reported the following items related to the bridge. Vehicle trips were up approximately 12% and revenue was up approximately 12% from last year. He is still awaiting a proposal for tolling options such as a SunPass type system. Lastly, there are 20,300 accounts, around 54,000 loyalty cards have been sold, there are almost 9,000 website users and last month about 4,000 credit card transactions took place in the toll booth.

March 11, 2022

Dunes CDD

Miscellaneous Items

Mr. Peugh informed the Board the vegetation along Blue Heron Lane, discussed at last month's meeting, should be installed in the next three weeks to prevent motorcycles from cutting through the area in heavy traffic periods.

D. Additional Budget Items Report

The additional budget items report includes installation of an antennae on the bridge at a cost of \$51,949. Mr. Peugh noted he is not happy with the contractor performing the repair as it was assumed the cost of the antennae was included in the total cost of the meter reading installation, however the total cost of the meter reading system will still be under the total amount budgeted with the antennae included.

On MOTION by Mr. Swinburn seconded by Mr. Vohs with all in favor authorizing Mr. Peugh to negotiate a lower price if possible and to approve installation of an antennae on the bridge at an amount not to exceed \$52,000 was approved.

Mr. Peugh also informed the Board a northern reclaimed pond was drained to investigate the condition of the liner. The intention was to clean the pond out, however the proposals to do so have increased from \$20,000 to \$45,000. The costs for doing so will be included in the Fiscal Year 2023 budget. A report regarding the pond is still in the works from a geotechnical contractor.

SIXTH ORDER OF BUSINESS

Financial Reports

E. Balance Sheet & Income Statement

F. Assessment Receipts Schedule

G. Approval of Check Register

The Board reviewed the financial statements, copies of which were included in the agenda package, and made the below motion to approve the check register totaling \$415,566.53.

Mr. Crahan suggested Mr. Peugh include clarification of the purpose of the non-ad valorem assessments in his presentation of the DCDD's functions, which prompted a discussion amongst the Board and staff on the purpose of each fund and what those monies should be used for.

