

MINUTES OF MEETING  
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, June 10, 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
Michael Chiumento	District Counsel

The following is a summary of the discussions and actions taken at the June 10, 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 May 13, 2022 Meeting**

There were no corrections to the minutes.

On MOTION by Mr. Crahan seconded by Mr. DeMatteis with all in favor the minutes of the May 13, 2022 meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Peugh provided the Board with an email from Mr. Richard Hamilton regarding bikes and pedestrians on the bridge, which stated that the diagram in the agenda package of the four-way stop traffic signal proposal appears to include a five-foot shoulder on the northern approach

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to the bridge, which will be helpful if it can be used by cyclists rather than having to utilize the travel lanes. Mr. Peugh stated that bicyclists will be accommodated as much as possible with any future designs planned for traffic reconfigurations.

Mr. Crahan stated that he looked at the State Road 100 bridge in Flagler Beach and the breakdown lane appears to be comparable to the Dunes bridge. Having striping with the bicycle stencil on both sides would work well. He also looked at the approach to the bridge from the four-way intersection and felt with moving the curbing there would be enough room to provide access for the westbound cyclist traffic without having to cross the walkway. Mr. Peugh stated the only thing that would impede that would be the bridge abutment and when the final design and dimensions are done, they will be able to determine how much room is available for a bike lane.

#### **FOURTH ORDER OF BUSINESS**

#### **Reports and Discussion Items**

##### **B. Update on the Fiscal Year 2023 Budget**

Mr. Peugh presented the latest version of the Fiscal Year 2023 approved budget and provided a brief overview of some changes that were made. Any stormwater related items were moved to the stormwater fund and \$30,000 for flooring and furniture for the headquarters building was added to the capital improvements portion of the budget.

Mr. Peugh pointed out that the expenses are currently projected higher than the revenues in the water and sewer fund budget, so the expenses will need to be adjusted. He also cautioned that an increase may be necessary in the future due to inflation and aging equipment. The Board discussed the conservative approach taken to the revenue projections for the water and sewer budget and asked Mr. Peugh to adjust the revenues as suggested by Mr. DeMatteis. Mr. DeGiovanni also suggested adding the proposed increase in toll rates for cash customers into the Bridge budget, as well as starting the process for a rate study for the water utility. A rate study will examine the life of the assets of the District and provide estimated replacement timelines and estimated funding needed to cover the assets.

Mr. Peugh gave a brief overview of the bridge fund budget, noting the increase in salaries due to the increase in minimum wage. He also gave an overview of the stormwater fund budget, noting that \$50,000 has been budgeted for cleaning and televising the stormwater system.

##### **C. Discussion on Traffic Concerns and Consideration of Traffic Signal Proposal**

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Mr. Peugh presented the Board with proposals totaling \$195,000 for engineering, surveying and geotechnical services related to proposed improvements at the intersection of Camino Del Mar and Hammock Dunes Parkway. It's estimated the installation of the traffic signal will cost \$1.6 million.

The Board discussed a timeline for when signalization would be necessary, which is estimated to be year 2031, as well as the estimated impact of eliminating loyalty cards once construction is substantially complete. The Board also discussed increasing cash toll rates and reviewing resulting traffic impacts before moving forward with funding signalization of the intersection. Additionally, the Board requested that the anticipated revenues be adjusted in the budget.

The Board also discussed what other options could be considered to ease traffic, such as adding a lane for northbound vehicles. The more short-term solutions discussed above will be taken in the interim and more long-term solutions will be considered in another year.

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

Mr. Peugh reported that the Hammock Beach Resort was under their allowable water consumption capacity last month by approximately 334,000 gallons.

#### **Oasis / Beach Walk / Lennar Homes Development Update**

Mr. Peugh updated the Board on the Oasis, Beach Walk and Lennar Home developments. The Oasis development has begun the clearing process.

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

There has been no communication in the last month regarding the status of the Lennar development.

#### **Stormwater Utility / Reclaimed Flow Discussion**

In regard to the stormwater utility, Mr. Peugh informed the Board he is waiting on several prices from the consultant to update the stormwater budget. They are also working on the approach for the servicing of properties outside of the District's boundaries.

In regard to reclaimed flow, Mr. Peugh noted he has not received any communication from Palm Coast on whether they have any additional reuse that can be provided to the District. In the

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meantime, he would like to pursue a redundant well site in the event it's needed. The Board was in agreement with the pursuit of the redundant well site.

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

Mr. Chiumento reminded the Board of the lawsuit that was filed against the entity that damaged an RO concentrate line and noted the insurance company is assisting in recovering any damages.

Mr. Chiumento presented the Board with a draft resolution to prohibit the use of certain devices such as micromobility devices and motorized scooters on the sidewalks. Signs will be posted to make the community aware. Mr. Crahan requested a mockup of the sign be provided to the Board.

On MOTION by Mr. Swinburn seconded by Mr. Vohs with all in favor amending the agenda to include consideration of resolution 2022-05 and adopting resolution 2022-05 was approved.

**D. Engineer - Report**

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

Mr. Ponitz informed the Board the 2021 annual water quality report was sent separately from the water bills this month. He also noted the HOAs were provided a digital copy of the report and made aware of where homeowners and multi-family customers can find the reports, including the District's website.

**Manager****E. Bridge Report for May**

Mr. Peugh reported the following information related to the bridge:

Vehicle trips were up approximately 0.5% and revenue was up approximately 2% from last year.

The toll facility is nearing completion with the parking lot being paved. Curbing and landscaping are still in progress.

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A proposal was received totaling approximately \$500,000 to convert the toll system to a Sunpass-type system. That proposal will be presented to the Board at a future meeting.

Lastly, Mr. Peugh reported there are 21,000 accounts, around 60,000 loyalty cards have been sold, there are about 10,000 website users and last month about \$7,000 worth of credit card transactions took place in the toll booth.

#### **F. Additional Budget Items Report**

Mr. Peugh noted there were \$6,000 worth of components damaged by lightening that are included in the additional budget items report. Also included is replacement of the bridge treadle at a cost of \$28,000.

### **SIXTH ORDER OF BUSINESS**

#### **Financial Reports**

#### **G. Balance Sheet & Income Statement**

#### **H. Assessment Receipts Schedule**

#### **I. 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 \$803,639.86.

Mr. Swinburn asked if the water/sewer refunds in the check register are from people that have sold their homes. Mr. Peugh responded that they are. Mr. Swinburn also asked about the charge for identical Mid Atlantic IRA charges. Mr. Peugh stated that he would look into the charges.

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

### **SEVENTH ORDER OF BUSINESS**

#### **Supervisors' Requests and Audience Comments**

#### **Supervisor Requests**

Mr. Crahan asked for clarification on whether homeowners that have addresses outside of the District listed can vote for District matters. Mr. Peugh responded that it depends on if their District address is listed as their permanent address.

Mr. Crahan stated that he observed an individual riding a John Deere four-wheeler along the lake embankment, and he was concerned about it causing erosion on the lake banks. Mr. Peugh

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responded that it was an employee of the lake maintenance company, Future Horizons and he would speak to them about it.

**Audience Comments**

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

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Scheduled for July 8, 2022 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. DeMatteis seconded by Mr. Swinburn with all in favor the meeting was adjourned.

DocuSigned by:

*Gregory Pugh*

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Secretary/Assistant Secretary

DocuSigned by:

*George DeGiovanni*

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Chairman/Vice Chairman