

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 9, 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
Charles Swinburn	Assistant Secretary (Via Zoom)
Dennis Vohs	Treasurer

Also present were:

Greg Peugh	District Manager
Darrin Mossing	District Representative
Michael Chiumento	District Counsel
Dave Ponitz	District Engineer
Richard Hamilton	Resident

The following is a summary of the discussions and actions taken at the September 9, 2022 meeting.

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 August 12, 2022 Meeting

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

On MOTION by Mr. Crahan seconded by Mr. Vohs with all in favor the minutes of the August 12, 2022 meeting were approved as revised.

THIRD ORDER OF BUSINESS

Audience Comments

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Mr. Richard Hamilton notified the Board that with two recent storms flooding has become an issue within certain portions of Island Estates and further noted the standing water has lasted for days. He asked for help from the CDD in identifying what the cause may be. He noted solutions may be allowing more runoff into adjacent culverts or the intercoastal, and/or capturing stormwater for reuse. Mr. Peugh stated that it is unlikely the SJRWMD will allow more runoff into the intercoastal, and also noted stormwater harvesting is not practical as there is no connection of the Island Estates stormwater system to the Dunes CDD stormwater pond system. Mr. Peugh recommended speaking with a stormwater engineer.

Mr. Hamilton also provided the Board with handouts regarding issues cyclists are facing, one being a sharp turn off of the roadway westbound near to the toll facility. Mr. Peugh stated that he was still working on improving the area in which the turnoff is located. Mr. Hamilton mentioned a sign near the turn off heading west towards Palm Coast prohibiting bicycles past the turnoff that he believes should not be there as cyclists will need to remain on the road. Mr. Peugh stated that he would look into it. Another problem for cyclists is, as they're coming from Palm Coast down from the bridge or coming from Hammock Dunes there is 300- or 400-foot section where there is not an adequate bike lane. He also asked that when the District considers restriping the bridge that they consider adding striping to the break down lanes to deter motorists from moving into the lane that cyclists would be using.

Lastly, Mr. Hamilton presented options for additional trailheads in the A1A Flagler corridor.

FOURTH ORDER OF BUSIUNESS

Reports and Discussion Items

B. Discussion of Proposed Cash Toll Rates

Currently the toll rates for all customers are \$2.00 for two axles, \$3.00 for three axles, \$3.50 for four axles, and \$5.00 for five axles. The board discussed increasing the rates for cash customers only to \$3.00 for two axles, \$4.00 for three axles, \$5.00 for four axles and \$6.00 for five axles. The bridge pass and express rates would remain the same. A public hearing will be held during the October 14th meeting for the purpose of considering adoption of the proposed rates.

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor setting a public hearing for October 14, 2022 was approved.
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If the new rates are approved, Mr. Peugh will send notices to the HOAs informing them of the changes.

C. Consideration of Milling and Resurfacing Bid

Mr. Peugh presented three bids for a milling and resurfacing project noting the bids came in well under the engineer's estimate. The bids range from \$872,886.91 to \$1,054,918.40 including the alternate option to pave the roadway from the back gate access located behind the administrative office. The Board discussed the proposals and made the following motion to approve the bid from Masci Construction.

On MOTION by Mr. Crahan seconded by Mr. Vohs with all in favor the proposal from Masci Construction including alternate number one for a total of \$872,886.91 was approved.

Mr. Peugh noted the proposal for engineering services related to the milling and resurfacing project came in at \$47,700, which is under the budgeted amount and will be implemented.

D. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023

Mr. Peugh presented a proposed meeting schedule that includes meetings on the second Friday of each month at 9:30 a.m. with the exception of the November meeting date, which was moved up to November 4, 2022 due to the Veteran's Day holiday.

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor the meeting schedule for Fiscal Year 2023 was approved as presented.

Discussion of Toll Booth Project

Mr. Peugh informed the Board that after the discussion at the last meeting he spoke with the President of Cline Construction to notify him that the Board is willing to reduce the liquidated damages, however the final number will not be determined until the toll booth project is 100% complete. There are still a few items to be completed, which Mr. Peugh estimates will take a few weeks except for the light pole replacement, which is expected to take around 16 weeks due to procurement of a new pole.

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Discussion on Capacity Fee Issues for Commercial Accounts

Mr. Peugh informed the Board the Hammock Beach Resort was over their water consumption capacity allowance last month. They have been notified of the overage and are checking for any leaks.

Oasis / Beach Walk / Lennar Homes Development Update

Mr. Peugh reported the Oasis development is still paused; construction of homes is in progress for the Beach Walk development; and there are no further updates on the Lennar development.

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh informed the Board that he has not received a response from Palm Coast on whether they can provide any additional reclaimed flow to the District. The District will proceed with improvements such as the north/south split and installing a line from the Hammock Dunes lakes, however he advised not to spend any capital funds on increasing the line size until Palm Coast can confirm they can provide more flow.

Mr. Crahan asked if there have been complaints from Blue Heron lot owners on a pump in the area. Mr. Peugh responded that the lot owners are not happy with it, so they are looking into moving it across the road and enclosing the pump.

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

Mr. Chiumento informed the Board that a settlement check has been received for damage that was done to the DCDD concentrate line.

E. Engineer - Report

Mr. Ponitz gave an overview of the engineer's report, a copy of which was included in the agenda package. He noted more extensive repairs than originally anticipated are needed for the water treatment plant generator, so the District is currently having to rent a generator in the interim. However, the repairs will be covered by Ring Power per a preventative maintenance agreement.

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Manager**F. Bridge Report for August**

Mr. Peugh informed the Board that for August, vehicle trips were up 5% and revenue was up about 9% from last year. He also reported there are about 22,000 toll accounts, 10,340 web users and there were 7,200 credit card transactions in the booth.

G. Additional Budget Items Report

Mr. Peugh noted the only new item of note on the additional budget items report is the repair of the generator mentioned at an amount to be determined as part of the engineer's report.

Mr. DeGiovanni asked for the status of the treadle replacement. Mr. Peugh responded that the parts are available, but the repair has not been scheduled yet as they're waiting for electronics.

Miscellaneous Items

Mr. Peugh stated that Mr. Swinburn previously asked about the requirements of testing for PFOS. The initial rules have been issued by the DEP. He noted the wastewater and each of the wells are tested yearly. The tests of the wells have not yet shown any PFOS, however the wastewater tests have since PFOS can be found in various products commonly used such as sunscreen and shampoo.

Mr. Peugh informed the board of a fish kill assumed to be caused by overcast days and a treatment applied for plankton. He noted measures will be taken to ensure a fish kill does not happen again.

SIXTH ORDER OF BUSINESS**Financial Reports****H. Balance Sheet & Income Statement****I. Assessment Receipts Schedule****J. Approval of Check Register**

A copy of the check register totaling \$539,820.52 was included in the agenda package.

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

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SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

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

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting: October 14, 2022 at 9:30 a.m. at the Dunes Administrative Office, 101 Jungle Hut Road, Palm Coast, Florida

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Crahan seconded by Mr. Vohs 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