

MINUTES OF MEETING
DUNES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dunes Community Development District was held Friday, November 4, 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
Rich DeMatteis	Assistant Secretary
Dennis Vohs	Treasurer

Also present were:

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

The following is a summary of the discussions and actions taken at the November 4, 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 October 14, 2022 Meeting

Mr. Crahan and Mr. Swinburn provided corrections 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 October 14, 2022 meeting were approved as revised.
--

THIRD ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

November 4, 2022

Dunes CDD

FOURTH ORDER OF BUSINESS

Reports and Discussion Items

B. Acceptance of the Engagement Letter from Grau & Associates for Fiscal Year 2022 Audit Services

Mr. Peugh noted the fee for the Fiscal Year 2022 audit is \$17,000.

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor the engagement letter from Grau & Associates for Fiscal Year 2022 audit services was accepted.

Discussion of Toll Booth Project

Mr. Peugh reminded the Board that the contractor for the toll booth project was provided a final change order reducing the liquidated damages by \$50,000. The contractor has since provided a counteroffer. Mr. DeGovanni asked District Counsel to communicate that the offer given by the District is the final offer.

Discussion on Capacity Fee Issues for Commercial Accounts

Mr. Peugh reported that the Hammock Beach Resort was under their water consumption capacity allowance last month.

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh updated the Board on a clogged drainage system pipe located near Hammock Beach Circle. The pipe and outfall is still partially plugged; however the contract divers are still working to clear the debris. The pipe does appear to be intact with no damage reported at this time.

Mr. Peugh also informed the Board that he spoke to the utility's director for the City of Palm Coast regarding the request for additional reclaimed flow. The city is still trying to determine if there is additional flow to provide.

Oasis / Beach Walk / Lennar Homes Development Update

There being no updates on the Oasis, Beach Walk or Lennar developments, the next item followed.

November 4, 2022

Dunes CDD

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

Mr. Chiumento reported that he is still working with the County on an interlocal agreement for stormwater that would include the city of Palm Coast so that lands located outside the District boundaries that drain into the District's stormwater facilities could be charged and collected.

C. Engineer - Report

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

Mr. DeMatteis asked why oak trees were cut down by the toll facility. Mr. Peugh responded that the area near the toll facility is being cleaned up to improve the appearance.

Manager**D. Bridge Report for October**

For the month of October, vehicle trips were up 3.7% and revenue was down 10.6% from last year. During that month tolls were suspended for six days due to Hurricane Ian.

Also, in the month of October, 19,338 loyalty accounts were closed amounting to \$18,569 and 451 bridge pass accounts were closed amounting to \$7,400.

Mr. Peugh informed the Board the repaving project along Hammock Dunes Parkway should have been completed by now, however corrections are being made as some of the work is unsatisfactory.

Lastly, Mr. Peugh reported there are about 22,000 ExpressCard accounts, almost 11,000 web users, and there were \$5,600 worth of credit card transactions in the booth.

D. Additional Budget Items Report

Mr. Peugh went over the unbudgeted expenditures for FY 2023 including the Blue Heron pump enclosure, the water plant generator repair, and the bridge insurance deductible. A quote is still needed on the pump enclosure. Mr. Ponitz noted the water plant generator repair may take a couple more weeks as the repair vendor, Ring Power, is awaiting receipt of parts. The \$20,000 for the bridge insurance deductible is a settlement amount.

SIXTH ORDER OF BUSINESS**Financial Reports**

November 4, 2022

Dunes CDD

E. Balance Sheet & Income Statement

F. Assessment Receipts Schedule

G. Approval of Check Register

A copy of the check register totaling \$720,724.03 was included in the agenda package.

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

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Crahan stated that May Management is doing a presentation for new residents and proposed including information on the CDD in the presentation.

Mr. Peugh noted that a new supervisor will be sworn in and new officers elected at the next meeting as Mr. Swinburn is retiring. A plaque was presented to Mr. Swinburn recognizing his service on the Board from 2014 to 2022.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting: December 9, 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. Vohs seconded by Mr. Crahan with all in favor the meeting was adjourned.

DocuSigned by:
Gregory Peugh
6E66F65915FC4D8...
Secretary/Assistant Secretary

DocuSigned by:
George DeGiovanni
A152983CAC884CA...
Chairman/Vice Chairman