

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 10, 2023, 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
Kevin Porter	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 Utilities Manager

The following is a summary of the discussions and actions taken at the March 10, 2023 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 February 10, 2023 Meeting

Mr. Crahan 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 February 10, 2023 meeting were approved as revised.

THIRD ORDER OF BUSINESS

Audience Comments

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

March 10, 2023

Dunes CDD

Mr. Peugh announced that Mr. Chiumento has limited time available. The attorney's report was moved up the agenda.

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

Mr. Chiumento informed the Board that the European Village has responded to the demand letter sent on behalf of the District and indicated they believe the license is expired and therefore does not require payment. Mr. Peugh and Mr. Chiumento agree that the license expires in September of 2023. Mr. Peugh suggested installing barriers on the property that will restrict parking, but still allow emergency vehicle usage. A letter will be sent informing European Village of that intention. The residential association will also be informed of the District's intentions with the parking lot. The Board also discussed increasing the annual fee associated with the license.

Mr. Chiumento also informed the Board that the interlocal agreement with Flagler County for the purpose of billing stormwater fees via the property tax bills is in process. Mr. Peugh added that he believes the existing homes in the Beach Walk development drain into the District's system so there is a possibility of charging those homeowners stormwater fees. Mr. Peugh will continue to determine the extents of all homes or properties that do in fact drain into the District's system.

Discussion of Toll Booth Project

Mr. Chiumento informed the Board that the toll booth contractor, Cline, would like to set mediation for the end of April. A closed executive session will be held during the next Board meeting to discuss the litigation.

FOURTH ORDER OF BUSINESS**Reports and Discussion Items****Discussion of Reclaimed Line Replacement**

Mr. Peugh informed the Board he has obtained comments from the golf course on the plan for the temporary reclaimed line repair project. A Temporary Coastal Construction Permit has been issued by the DEP for the repair project so the plans can now be finalized. The plans will then be sent to contractors to obtain quotes for the repair. Completion is expected by May 1st.

Discussion of Toll Booth Project

This item was taken earlier in the meeting.

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Dunes CDD

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. Twenty-six letters have been sent to residential customers that are over capacity.

Discussion on Stormwater Utility / Reclaimed Flow

Mr. Peugh informed the Board staff has been speaking to CDM to put some plans and specifications together and talking to contractors to evaluate pipes that are submerged.

Mr. Crahan asked if there has been a difference in the ponds now that the grass carp are gone. Mr. Peugh responded that he would find out.

Mr. Peugh reported that he intends to request a scope for the reuse pipeline to increase the size of the line to share with Palm Coast to get a framework for plans to increase the flow to the District.

Oasis / Beach Walk / Lennar Homes Development Update

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

FIFTH ORDER OF BUSINESS**Staff Reports (Continued)****B. Engineer - Report**

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

Manager**C. Bridge Report for February**

The following was reported to the Board for the month of February:

- Vehicle trips were up approximately three percent, and revenue was up 21% from last year.
- There are almost 24,000 bridge account customers.
- There are 11,900 web users.
- There were about \$7,000 worth of credit card transactions performed in the booth.

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Dunes CDD

The Board discussed traffic issues coming off the bridge at the traffic signal at Palm Harbor. Mr. Crahan mentioned if there is someone coming out of the golf club side, the red light for westbound travelers on Palm Harbor reacts separately from the Palm Harbor side and stays green longer than necessary, which backs traffic up toward the bridge.

Miscellaneous

Mr. Peugh informed the Board there has not been a response to the offer for the well property.

The Parkway landscaping should be done in the next week or so.

Lastly, Mr. Peugh reported that the drawings for the proposed pump enclosure at Blue Heron Parkway were provided to the Ocean Hammock Owner’s Association and they responded that they do not want the pump enclosure.

Mr. DeMatteis inquired about the salinity in the lakes where the fish kill occurred. Mr. Peugh responded that they would take the salinity readings and report back to the Board.

D. Additional Budget Items Report

There being no additional budget items to report this month, the next item followed.

SIXTH ORDER OF BUSINESS

Financial Reports

E. Balance Sheet & Income Statement

F. Assessment Receipts Summary

G. Approval of Check Register

A copy of the check register totaling \$343,606.35 was included in the agenda package.

Mr. Crahan asked about a flood incident in the water plant.

Mr. Peugh responded a valve burst, which caused a leak in the plant. One pressure relief valve has been added since, and a second will be added soon.

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

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Dunes CDD

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting: April 14, 2023 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
A152983CAC884CA...

Chairman/Vice Chairman