

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 8, 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 <i>by Zoom</i>	Vice Chairman
Rich DeMatteis	Assistant Secretary
Dennis Vohs	Treasurer
Kevin Porter	Assistant Secretary

Also present were:

Greg Peugh	District Manager
Daniel Laughlin	District Representative
Michael Chiumento	District Counsel
Richard Hamilton	Resident

The following is a summary of the discussions and actions taken at the September 8, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Minutes

A. Approval of the Minutes of the August 11, 2023 Meeting

Mr. Crahan suggested two revisions to the minutes, which will be included in the final version.

On MOTION by Mr. DeMatteis seconded by Mr. Vohs with all in favor the minutes of the August 11, 2023 meeting were approved as presented.
--

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

September 8, 2023

Dunes CDD

FOURTH ORDER OF BUSINESS

Reports and Discussion Items

Discussion on Stormwater Utility

Mr. Peugh reported that the county and district staff have agreed to the form of an agreement for billing of the stormwater utility fees to the Beach Walk community, and the next step is putting it on a County Commissioner's agenda for consideration.

Discussion on Bridge and Intersection

Mr. Peugh informed the Board the presentation given to the County Commissioners regarding the District's traffic study and plans for the bridge and the 4 way intersection went well. The same presentation will be given to the County and Flagler Beach at a meeting tentatively scheduled for September 13th.

Update on the Reclaimed Line Replacement

Mr. Peugh informed the Board the final plans for the relocation of the reclaimed line are expected to be in by the end of the day and the project can be put out to bid following a final review.

B. Bridge Inspection Report

Mr. Peugh provided a brief overview of the bridge inspection report, noting the sufficiency rating and health index have had minimal changes and the NBI ratings remained the same, with exception to the rating for the deck, which changed from good to satisfactory. The bridge is in excellent shape for its age.

Mr. Crahan asked what it would take to get the deck back into good condition.

Mr. Peugh responded that he would find out.

Mr. DeMatteis asked if the recommended repair on page 49 of the report would be made.

Mr. Peugh responded that the repairs would be made next time repairs are scheduled as there are no imminent items.

C. Acceptance of the Fiscal Year 2022 Audit Report

September 8, 2023

Dunes CDD

Mr. Peugh noted that there were no findings to report.

On MOTION by Mr. Vohs seconded by Mr. Porter with all in favor the Fiscal Year 2022 audit report was accepted.

D. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024

Mr. Peugh presented a meeting schedule for Fiscal Year 2024 including meetings on the second Friday of each month with exception to November, which will be held on the first Friday.

On MOTION by Mr. DeMatteis seconded by Mr. Vohs with all in favor the Fiscal Year 2024 meeting schedule was approved as presented.

FIFTH ORDER OF BUSINESS

Staff Reports

Attorney

Mr. Chiumento reported that the County staff has approved deeds to convey to the District the parcels around the intersection.

Mr. Peugh stated that the fencing contractor has asked to split the \$26,000 lost in a fraudulent wire transfer in half.

Mr. Chiumento will respond that the Board is not interested in the offer.

Mr. Peugh also informed the Board that a form of easement for the reclaimed line was sent to all interested parties and there has been no response to date. Once the survey data is received, the easement will be sent for signature.

E. Engineer - Report

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

Manager

J. Bridge Report for August

Mr. Peugh reported that vehicle trips were down 1.33 percent, and revenue was up approximately 7% from August of last year.

September 8, 2023

Dunes CDD

Mr. DeMatteis stated that periodically when a resident scans their card at the toll booth, the rate comes up as \$3.00 versus \$0.50.

Mr. Peugh stated that he would look into it.

Additionally, Mr. Peugh reported the following:

- Number of accounts / web users - 26,000 express card accounts and 13,400 web users.
- Credit card transactions in the toll booths totaled approximately \$8,000.
- Approximately 383 new accounts were added this last month.

Lastly, Mr. Peugh informed the Board that the directional signs are up at the four-way intersection and reported that Hammock Beach Resort was under their allowable water consumption capacity. Of the 13 commercial accounts that were sent letters informing them they are over their capacity, about six will need to pay additional fees due to usage.

F. Additional Budget Items Report

Mr. Peugh informed the Board of damage caused by a lightning strike, which is estimated at \$10,000 as of now, but that estimate will continue to increase.

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Richard Hamilton commented that there were a couple notes in the bridge inspection report regarding nuts missing from bolts.

Mr. Peugh stated that it depends on how critical it is and if the structural engineers are concerned.

Richard Hamilton asked if there are plans for restriping and making it clearer where bikes are allowed.

Mr. Peugh stated that there will be some restriping and that can be worked into the intersection project anticipated to be started in 2025.

Richard Hamilton commented on the yellow water issue and it not clearing up until the day after it was not switched back.

Mr. Peugh stated that Island Estates is at the very end, so it depends on the location how much water is flowing past the meter. He added that there's nothing wrong with the water, it's just going to take at least a week to get through the system.

September 8, 2023

Dunes CDD

The Board discussed the issue with the need for a location in which the reclaimed line can be fully flushed. Mr. Richard Hamilton stated that he would speak to Mr. Peugh after the meeting to discuss possible solutions.

Richard Hamilton commented that the swale that is the secondary outfall for the Southern stormwater lakes is getting clogged with vegetation.

Lastly, Mr. Hamilton commented that there are silting problems in the east coast canal and it's coming through the culverts from the lakes.

SEVENTH ORDER OF BUSINESS

Financial Reports

- G. Balance Sheet & Income Statement**
- H. Assessment Receipts Summary**
- I. Approval of Check Register**

A copy of the check register totaling \$302,180.36 was included in the agenda package.

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

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting: October 13, 2023 at 9:30 a.m. at the Dunes Administrative Office, 101 Jungle Hut Road, Palm Coast, Florida

NINTH ORDER OF BUSINESS

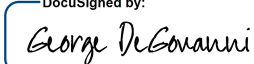
Adjournment

On MOTION by Mr. DeMatteis seconded by Mr. Vohs with all in favor the meeting was adjourned.

DocuSigned by:

 EE48EB95EDED4A6...

 Secretary/Assistant Secretary

DocuSigned by:

 3A8C9F779A244DC...

 Chairman/Vice Chairman