

MINUTES OF MEETING  
DUNES COMMUNITY DEVELOPMENT DISTRICT

The July 12, 2024 meeting of the Board of Supervisors of the Dunes Community Development District was recessed and reconvened on Friday, July 24, 2024, 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
Dennis Vohs	Treasurer
Rich DeMatteis	Assistant Secretary

Also present were:

Greg Peugh	District Manager
Darrin Mossing	District Representative
Mike McCabe	Resident
Bill White	Resident
KC Cole <i>by Zoom</i>	CDM Smith

The following is a summary of the discussions and actions taken at the July 24, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Discussion of Rate Study Decision Points**

At the last meeting the Board asked for more scenarios to be analyzed regarding the effect of the rate increases. Mr. Cole reminded the Board that the last consensus was to move forward with scenario six, which was a fund draw down, debt financing and a 9.5% annual rate increase from 2025 to 2034. There was discussion to add some additional projects to the reclaimed and additional capital improvements, which was not covered in the scenario.

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Dunes CDD

Mr. Crahan recommended cleaning up the tier categories as it relates to lot sizes prior to fiscal year 2026 budget approval and possibly looking at increasing the \$15 stormwater fee to \$20.

Mr. DeMatteis suggested for this year, proceed with a split tier rate increase of 9.5% on the water and sewer and a base rate of \$1.40 for tier one, \$2.00 for tier 2 and \$3.00 for tier 3, and prior to next year the tiers and/or base rate can be reevaluated. The Board was in agreeance.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at approximately 10:50 a.m.

Signed by:

*Gregory Pugh*  
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Secretary/Assistant Secretary

Signed by:

*George DeGiovanni*  
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Chairman/Vice Chairman