

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 13, 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
Kevin Porter	Assistant Secretary
Rich DeMatteis	Assistant Secretary
Dennis Vohs	Treasurer

Also present were:

Greg Peugh	District Manager
Darrin Mossing	District Representative
Dave Ponitz	District Utilities Manager
Michael Chiumento	District Counsel
Bill White	Resident
Ed and Linda Siemienas	Residents

The following is a summary of the discussions and actions taken at the September 13, 2024 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 July 24, 2024 Continued Meeting

There were no comments on the minutes.

On MOTION by Mr. Vohs seconded by Mr. Crahan with all in favor the July 12, 2024 minutes were approved as presented.
--

B. Approval of the Minutes of the August 9, 2024 Meeting

September 13, 2024

Dunes CDD

Mr. Crahan questioned if the amount written in the minutes on page three for the four axle vehicles is correct. – (They are.)

Mr. Peugh will confirm.

On MOTION by Mr. DeMatteis seconded by Mr. Vohs with all in favor the August 9, 2024 minutes were approved.

THIRD ORDER OF BUSINESS

Audience Comments

Linda Siemienas stated that the hurricanes have taken out half to a third of the foliage on the Parkway and it’s an eyesore and is affecting the property values. She requested bushes and trees be planted along the Parkway.

Mr. Porter asked if something can be planted in the right of way.

Mr. Peugh responded that he would look at it.

Mr. DeGiovanni asked Mr. Crahan to look at the area with Mr. Peugh.

FOURTH ORDER OF BUSINESS

Reports and Discussion Items

Discussion of the Stormwater Utility

Mr. Peugh stated that everything has been approved by Flagler County to place stormwater charges on the property tax bill for the Beach Walk properties use of Dunes CDD stormwater system. Also approved by the county was a \$5.69 surcharge to collect the bill.

Discussion on Capacity Fee Issues for Commercial Accounts

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

Mr. Ponitz added that the property management company at the Villas at Hammock Beach Building 10 has provided an invoice for pressure washing to show that the overage will not be recurring every month.

Discussion of Bridge and Intersection

Mr. Peugh stated that the tolling study is still being revised. The four-way stop design has been finalized, with the design sent to the Board members, and it is now out to bid. The bids are

September 13, 2024

Dunes CDD

due September 27th and will be reviewed by the Board at the October meeting. The plan is to distribute information flyers at the toll booths once a bid is approved and construction is scheduled.

Mr. DeMatteis questioned if there should be a statement on the flyer being sent to residents that if the expansion of the four-way stop doesn't resolve the traffic issues, traffic signals may be installed.

Mr. Peugh stated that he would revise the flyer.

Mr. Crahan commented that he is bothered that the proposed crosswalks are across the most heavily used access points for the intersection, so there is a concern that pedestrian use would bring the intersection to a stop during heavy traffic hours.

Mr. Peugh stated that the bicycles and pedestrians crossing the intersection were fully considered during the design.

Mr. DeMatteis suggested displaying the toll increase on the sign prior to the bridge.

Update on Reclaimed Line Replacement

Mr. Peugh stated that the reclaimed line project is nearing completion and should be fully complete by October. FEMA/ FDEM has reimbursed the District approximately \$480,000 in public assistance funding to date for the project.

Discussion of Bridge Surcharge for Beach Renourishment

Mr. DeGiovanni asked if any of the Board members are interested in adding a surcharge to the tolls for assisting the county with funds for the beach renourishment.

There being no comments in favor of the surcharge, a motion to disapprove the surcharge followed. Concerns included that approving this would set a precedent, that more than just the bridge users benefit from the beaches, and that the funds should come from taxes rather than the bridge tolls.

On MOTION by Mr. Crahan seconded by Mr. DeMatteis with all in favor the bridge surcharge for beach renourishment was disapproved.

SEVENTH ORDER OF BUSINESS

Staff Reports

Attorney

September 13, 2024

Dunes CDD

Mr. Peugh reported that a bill was sent to European Village with warning that if it is not paid with the first request, barriers will be put up.

C. Engineer - Report

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

Manager

D. Bridge Report

Mr. Peugh reported the following data:

- Vehicle trips were up approximately 0.5%, and revenue was down approximately 0.5% from August of 2023
- There are now 28,845 accounts
- There are almost 16,000 web users
- There were 9,100 credit card transactions
- There were 370 new bridge pass accounts added

Mr. Peugh presented a flyer for the Board to review regarding the rate changes prior to it being distributed. Mr. DeMatteis asked that the CIP line include a total, and the Board directed Mr. Peugh to send the flyer in a separate mailing from the utility bills.

Next, Mr. Peugh informed the Board that there is a bridge between the fourth and fifth hole that is falling into disrepair and the HOA's management company is questioning who owns it. He will respond that the CDD has not taken responsibility of maintenance of the bridge.

Next, Mr. Peugh informed the Board that the city has requested to serve a new fire station with reclaimed water. He has asked that they provide a formal request and to ensure DEP knows it is outside of the District's service area. In return, he requested free reclaim for a year, a cap on the reclaimed rates, and for assistance getting easements.

E. Additional Budget Items Report

Mr. Peugh reported that the Well 5 repairs are now at about \$47,000, and the 150-horsepower motor and jockey repairs at the reclaimed pump station are at almost \$40,000. The RO skid feed pump repairs are at almost \$65,000 and two spares are still needed.

September 13, 2024

Dunes CDD

F. Consideration of Adopting a Meeting Schedule for Fiscal Year 2025

Mr. Peugh presented a proposed meeting schedule including meetings on the second Friday of each month at 9:30 a.m.

On MOTION by Mr. Crahan seconded by Mr. Vohs with all in favor the Fiscal Year 2025 meeting schedule was approved as presented.

Reminder of Upcoming Election

Mr. Peugh reminded the Board of the election for the Board seats that have expiring terms is coming up this November. He also noted that the newly elected board members will not take office until the second Tuesday following the election, so their first meeting in which they would participate would be in December.

Follow Up-Items:

- Make sure the tree trimmers pick up the palm fronds near the Beachwalk Development.
- Notify Ms. Petitio that the DCDD does not want to add a surcharge for beach renourishment to the bridge toll.
- Find out if there will be a construction entrance for Oasis off of A1A.
- Change the message board notifying customers of the toll change to include the toll price.
- Notify the OHPOA that the bridge near Flagship Drive has never been maintained nor built by the DCDD.
- Meet with the residents at Blue Heron to discuss screening.
- Find out what controls the traffic signals near Home Depot.
- Send out the Utility Flyer to the Board for one last check.

SIXTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Mr. Crahan stated that it appears the landscape contractor is putting the trimmed palm fronds in the drainage ditch out of Ocean Breeze.

Mr. Peugh stated that he will speak to them.

September 13, 2024

Dunes CDD

Mr. DeMatteis stated that it should be an objective for management to improve the profitability of water and sewer going forward.

SEVENTH ORDER OF BUSINESS Financial Reports

- N. Balance Sheet & Income Statement**
- O. Assessment Receipts Schedule**
- P. Approval of Check Register**

Copies of the financial statements as of July 31, 2024 were included in the agenda package for the Board’s review along with a copy of the check register totaling \$917,709.28

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

EIGHTH ORDER OF BUSINESS Next Scheduled Meeting: October 11, 2024 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

Signed by:

FF48EB95EDED4A6...

 Secretary/Assistant Secretary

Signed by:

3A8C9F779A244DC...

 Chairman/Vice Chairman