

MINUTES OF MEETING  
WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, July 19, 2017 at 2:00 p.m. in the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.

Present and constituting a quorum were:

Jimmy Clark	Vice Chairman
Jeremy Ickovic	Assistant Secretary
Walter Beeman	Assistant Secretary
Thomas Franklin	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Andrew d'Adesky	District Counsel
David Kelly	Poulos and Bennett

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 21, 2017  
Board of Supervisors Meeting and  
Acceptance of the June 21, 2017  
Landowner's Meeting Minutes**

On MOTION by Mr. Franklin seconded by Mr. Clark with all in favor the minutes of the June 21, 2017 Board meeting were approved and the June 21, 2017 Landowner's meeting minutes were accepted.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Revised Resolution 2017-26  
Levy of Special Assessments**

Mr. Showe stated at the last meeting you did approve this resolution 2017-26 and we had to make some revisions to it and we would like the Board to approve the revised resolution.

Mr. d’Adesky stated it is the actual levy of assessments on the land. It was approved at the last meeting but due to some administrative changes we wanted you to approve it again.

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor Resolution 2017-26 as revised was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year 2018 Budget**

**A. Consideration of Resolution 2017-27 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations**

Mr. Showe stated next is the public hearing to adopt Fiscal Year 2018 budget.

On MOTION by Mr. Beeman seconded by Mr. Franklin with all in favor the public hearing was opened.

Mr. Showe stated the first item in the public hearing is consideration of Resolution 2017-27 adopting the Fiscal Year 2018 budget.. At this point we contemplate that it will be funded by developer contributions and the developer will only fund actual expenditures.

There being no public present to comment on the proposed budget, the Board took the following action.

On MOTION by Mr. Ickovic seconded by Mr. Beeman with all in favor Resolution 2017-27 was approved.

On MOTION by Mr. Ickovic seconded by Mr. Franklin with all in favor the public hearing was closed.

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement with Poulos & Bennett to Provide Professional Engineering Services**

Mr. Showe stated next is consideration of the agreement with Poulos & Bennett to provide professional engineering services. At the last meeting the Board ranked them no. 1 and we are bringing back the agreement to you for approval.

On MOTION by Mr. Beeman seconded by Mr. Ickovic with all in favor the agreement with Poulos and Bennett for District Engineering services was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2018 Developer Funding Agreement**

Mr. Showe stated the next item is the funding mechanism that goes along with the budget you just adopted and this is the Fiscal Year 2018 funding agreement with the developer. It says that they will pay whatever expenses the District incurs and we will do periodic funding requests to capture those funds for the District.

Mr. d'Adesky stated it is our standard agreement and what the District requires in lieu of levying assessments on the land, which is beneficial to the developer and the District. It is funding all the actual costs.

On MOTION by Mr. Beeman seconded by Mr. Franklin with all in favor the Fiscal Year 2018 developer funding agreement with K. Hovnanian, LLC was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Kelly stated on the residential portion Phase 1 is split in two portions, 1A and 1B we anticipate getting a COC around the third week of August on Phase 1A and Phase 1B would be about three weeks later. That is the approximate timeframe that we will have it completed for the city and Toho Water Authority. Phase 2 plans are currently under design and targeted for end of July submittal to all the agencies and we have our amenity center as well, the plans are nearly approved and we anticipate construction to start in August or September.

**C. Manager**

**i. Consideration of Funding Request No. 4**

Mr. Showe stated funding request no. 4 includes fees for District Manager, District Counsel, the advertising and supervisors' fees.

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor funding request no. 4 in the amount of \$8,873.61 was approved.

**ii. Approval of Fiscal Year 2018 Meeting Schedule**

Mr. Showe stated we provided in the agenda package a Fiscal Year 2018 meeting schedule indicating meetings on the third Wednesday of the month at 2:00 p.m. in this location. If there is no reason to meet we can always cancel meetings.

On MOTION by Mr. Beeman seconded by Mr. Ickovic with all in favor the Fiscal Year 2018 meeting schedule indicating meetings at 2:00 p.m. on the third Wednesday of the month at the same location was approved.

**iii. Balance Sheet and Income Statement**

Mr. Showe stated the last item is the balance sheet and income statement, there is no action required by the Board but is there for your information.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being none,

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor the meeting adjourned at 2:08 p.m.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman