

MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, February 17, 2021 at 2:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

John Kassik	Chairperson
Jimmy Clark	Vice Chairman
Marvin Morris	Assistant Secretary
Leslie Peters	Assistant Secretary by telephone

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
David Kelly	District Engineer
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

A representative from Capital Land Management gave an overview on the status of the landscaping.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 20, 2021 Meeting

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor the minutes of the January 20, 2021 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04
Approving the Conveyance of Real Property
and Improvements from K. Hovnanian at
Mystic Dunes, LLC**

Ms. Trucco gave an overview of the conveyance documents transferring real property and improvements from the developer to the district.

On MOTION by Mr. Kassik seconded by Mr. Clark with all in favor Resolution 2021-04 Approving the Conveyance of Real Property and Improvements from K. Hovnanian at Mystic Dunes, LLC, was approved in substantial form.

FIFTH ORDER OF BUSINESS

**Consideration of Drainage Easement
Agreement with K. Hovnanian at Mystic
Dunes, LLC**

Ms. Trucco gave an overview of the drainage easement agreement.

On MOTION by Mr. Kassik seconded by Mr. Clark with all in favor the drainage easement agreement with K. Hovnanian at Mystic Dunes, LLC for Windward Four Seasons Phase 3B and 4A was approved in substantial form.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05
Approval of State Board of Administration
Investment Account**

Mr. Showe stated Resolution 2021-05 authorizes us to establish an account with the State Board of Administration, to invest excess funds.

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor Resolution 2021-05 Approval of State Board of Administration Investment Account, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06
Providing for the Removal and Appointment
of Treasurer and Appointment of Assistant
Treasurer**

Mr. Showe stated Ariel Lovera of my office is taking on a different corporate role and I distributed Resolution 2021-06 removing Ariel Lovera as Treasurer and adding myself as treasurer for the purpose of signing checks and adding Katie Costa in my office as assistant treasurer.

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor Resolution 2021-06 Providing for the Removal of Ariel Lovera and Appointment of Mr. Showe as Treasurer and Appointment of Katie Costa as Assistant Treasurer, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco provided the Board an update.

B. Engineer

Mr. Kelly stated the first lift of asphalt on Four Seasons Boulevard was done.

D. Manager

i. Approval of Check Register

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Field Operations

Mr. Viasalyers stated since the last meeting, staff replaced several photocells along the boulevard. We also completed updates and repairs recently to the front entrance. The landscape was fertilized recently along the boulevard and common areas within the CDD.

NINTH ORDER OF BUSINESS

Other Business

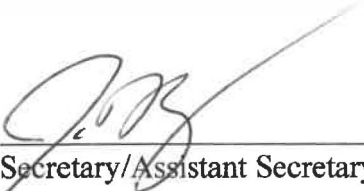
There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none,

On MOTION by Mr. Morris seconded by Mr. Kassik with all in favor the meeting adjourned at 2:12 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman