

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **March 15, 2023** at 2:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Jimmy Clark	Chairman
Marvin Morris	Assistant Secretary
Carmen Renaud	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
David Kelly	District Engineer
Andy Hatton	Field Manager
Rey Owen	Juniper Landscaping
Several residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 18,
2023 Meeting**

On MOTION by Mr. Morris seconded by Mr. Clark with all in favor the minutes of the January 18, 2023 meeting were approved.

FOURTH ORDER OF BUSINESS

**Resolution 2023-03 Setting Public Hearing
Regarding Rule Amendment**

Mr. Showe stated the resolution in your agenda package would set the public hearing April 19th, which is your next meeting. We have the proposed budget scheduled for your May meeting and you may want to schedule the rule hearing for that same date.

Ms. Trucco outlined the provisions of the resolution regarding maintenance of the parkway.

A resident stated it has been my understanding that the CDD will take care of that area and not the HOA.

Mr. Morris stated Juniper has been hired by the HOA and the CDD and they will maintain the area between the sidewalk and the street it is just a matter of where the money is going to come from and how that is divided between the HOA and the CDD. The work will be done either way.

On MOTION by Mr. Clark seconded by Mr. Morris with all in favor Resolution 2023-03 setting the public hearing for May 17, 2023 was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Automatic Gate System
Proposal with ACS**

Mr. Hatton stated this proposal is to perform preventative maintenance on the gate system.

Mr. Morris asked will this improve gate access?

Mr. Hatton responded it doesn't have anything to do with access. The CDD's responsibility it to ensure those machines are working.

Mr. Showe stated the HOA is responsible for gate access.

On MOTION by Mr. Morris seconded by Ms. Renaud with all in favor the agreement with ACS in the amount of \$1,710 for twice a year service was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Temporary Access Agreement
with American Pools & Spas**

Mr. Showe stated next is ratification of a temporary access agreement between the CDD and American Pools & Spas who is putting in a pool at 1651 Key Bay Trail.

On MOTION by Mr. Clark seconded by Mr. Morris with all in favor the temporary access agreement with American Pools & Spas for 1651 Key Bay Trail was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Kelly gave an update on construction.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Morris seconded by Mr. Clark 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.

D. Field Operations

Mr. Owen gave an overview of the work accomplished since the last meeting working in conjunction with Mr. Hatton.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

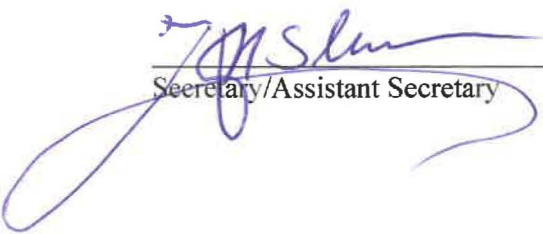
Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Clark seconded by Mr. Morris with all in favor the meeting adjourned at 2:32 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman