

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, January 17, 2024 at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Susan Moss	Vice Chairperson
Gretta Akellino	Assistant Secretary
Carmen Renaud	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Andy Hatton	Field Manager
Matt Shelton	Juniper Landscape
Thomas Prince	HOA Manager

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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

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

On MOTION by Ms. Akellino seconded by Ms. Renaud with all in favor the minutes of the October 18, 2023 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Presentation of Series 2020A 1 & 2 Arbitrage Rebate Report

Mr. Showe presented the arbitrage rebate report for the Series 2020A 1 & 2 Series bonds, which is a required test to make sure we are not collecting more in interest than we paying on the bonds. There is no rebate liability.

FIFTH ORDER OF BUSINESS

Ratification of FY 2023 Data Sharing and Usage Agreement with Osceola County

On MOTION by Ms. Moss seconded by Ms. Renaud with all in favor the agreement with Osceola County for data sharing and usage was ratified..

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated we are working on conveyances from KHov pursuant to the recorded plat for all the tracts that are planned to be transferred to the CDD. I want to thanks Supervisor Renaud who has assisted in getting some notices of commencement satisfied and recorded. We will be proceeding with recording that and continue to review the plats. I will contact the district engineer because his signoff on completion is required before we are authorized to take that property by deed.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Ms. Renaud seconded by Ms. Akellino 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 Manager's Report

i. Consideration of Proposal for Cameras at Sandy Creek Gate

Mr. Showe stated we just received two proposals today and we are still evaluating the process.

ii. Discussion of Solar Powered Water Aerator Request

We received an email from a resident concerned about mosquitos on our ponds. We do have aerators and fountains in our properties, but they are expensive.

Mr. Showe stated if we get complaints about the mosquitos and that becomes a concern there are companies who will treat specifically for that. We find that more effective opposed to the constant expense of an aerator.

Mr. Showe stated as a CDD board member you are only required to fill out the form 1, the form 6 does not apply to you. Something new this year the form 1s are going to be electronic and you have to go to the commission on ethics and file your form 1 electronically. You do not take them to the county. You do have to take the 4 hours of ethics training this year but you do not report that until you fill out your form 1 next year.

Ms. Trucco stated some boards have asked me to send an email as a reminder that this is where you find the video links. You can go to the Florida Commission on Ethics, they are available to any member of the public, they cover the required topics and much more. The attorney general's website also has links to videos you can watch to satisfy that requirement. I'm happy to send supervisors an email with a memo of when that requirement is going to be due.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Renaud seconded by Ms. Akellino with all in favor the meeting adjourned at 1:18 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman