

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **October 16, 2024** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Jimmy Clark	Chairman
Susan Moss	Vice Chairperson
Marvin Morris	Assistant Secretary
Gretta Akellino	Assistant Secretary
Carmen Renaud	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Kristen Trucco	District Counsel <i>by telephone</i>
Steven Saha	District Engineer
Thomas Santos	Field Manager
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Showe led the pledge of allegiance.

THIRD ORDER OF BUSINESS

Public Comment

Ms. Kirk stated there is a community behind our house and along our back property line is a vinyl fence and several sections of the fence came down during the hurricane. Who is responsible for the fence? If it is other than the CDD we will need access for our contractor to get to the fence.

Mr. Showe stated I will follow-up on that and get back with you.

Ms. Monaco asked have all the irrigation issues been resolved?

Mr. Santos stated not all of them. It is an ongoing issue, and we are working on it.

Ms. Monaco asked are you working on it at no charge?

Mr. Showe stated no, any repairs made depends on what vendor is making the repairs.

Ms. Monaco stated you had four years to fix the irrigation problems. I understand this is our last meeting with a developer on the board because next month the board will likely be all residents. Who is on the hook for the irrigation repairs that haven't taken place the last four years?

Mr. Showe stated if there is construction we will look to the developer to take care of those but repair of the irrigation system is ongoing.

Ms. Monaco stated I understand they have not been installed properly.

Mr. Showe stated in those cases we will work with the developer to get those issues resolved. If it is a deficiency they will fix it.

A resident stated you have a charge from Duke Energy every month for Shadow Tree Lane for \$4,220 and another one from a couple months previously for the same thing. We don't have a Shadow Tree Lane.

Mr. Showe stated those addresses are assigned by Duke Energy for those meters and it is for streetlights associated with your community. We have verified that the meter fees are for streetlights.

Ms. Williams stated I want to address the irrigation issue. When you look at the budgets for the HOA as well as the CDD a big expense is the irrigation. For years we have talked about the rain sensors not working and we now water when it rains. They need to be taken care of.

I have told you for months about the manhole cover on the west side of Estuary as you turn from Four Seasons Boulevard it is broken and is a safety hazard and has not been fixed.

Mr. Hoyt stated there is a sign in front of my yard in the CDD right of way notifying drivers that the golf cart crossing is coming up; it is a duplication of signs for that crossing and has been hit by a vehicle and bent over, obscured by a tree. I'm asking that it be relocated 25 feet to the southeast.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 18, 2024 Meeting

On MOTION by Ms. Moss seconded by Ms. Renaud with all in favor the minutes of the September 18, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01 Amending Fiscal Year 2024 Adopted Budget

Mr. Showe stated this trues up the budget so the revenues and expenditures line up. We received developer contributions for a lot of the expenses throughout the year.

On MOTION by Ms. Renaud seconded by Mr. Clark with all in favor Resolution 2025-01 Amending Fiscal Year 2024 Adopted Budget was approved.

SIXTH ORDER OF BUSINESS

Discussion of Requisition for Series 2020

Mr. Showe stated we are still working with the developer and the engineer on some outstanding issues and will bring that back to the board to get that processed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich stated I want to provide an update on the drainage structure at Mystic Dunes. We have been contacted by a representative from Mystic Dunes and they are not currently seeking assistance from the CDD and they have been in touch with the HOA. We will report updates as they are received.

On the parkway verge issue, we tried to reach out to the HOA’s new counsel. We are still working to clear up any confusion on the ownership and maintenance of the trees in the verge.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Ms. Renaud 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 Manager

i. Discussion of Action Items

Mr. Santos stated we are looking at the trees that were damaged during the storm. Prince is aware of it; we have noted 160 and we are waiting the materials to stake them. We want to get it done as quickly as possible. There are a lot of fencing issues as well and as soon as we can get our team out here with materials we will take care of it. If anyone has questions, meet with me after the meeting and I will be happy to answer specific questions.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

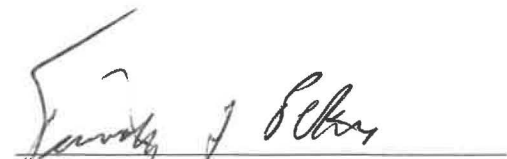
There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Akellino seconded by Ms. Renaud with all in favor the meeting adjourned at 1:16 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman