

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **November 20, 2024** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Tom Peltier	Chairman
Susan Moss	Assistant Secretary
Gretta Akellino	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Thomas Santos	Field Manager
Brittany Brooks	GMS

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

A resident stated I have a question about the dues we paid this year. My estimated CDD fee was \$2,763.68 and the bill was \$3,612.11. Can you explain why it went up 30%?

Mr. Showe stated we had a budget hearing and there was an increase to cover additional areas of responsibility, including streetlighting and irrigation. We sent letters to all property owners at that time. There was about a \$600 increase in operations and maintenance and does not include the debt service of \$960 per home that stays level. Operations and maintenance will fluctuate but the debt service stays the same.

Ms. Trucco stated there is a detailed budget on the CDD website and you can compare this budget to prior years and see what went up.

FOURTH ORDER OF BUSINESS Organizational Matters

A. Administration of Oath to Newly Elected Supervisors

Mr. Showe being a Notary Public of the State of Florida administered the oath of office to Mr. Peltier.

Mr. Showe gave an overview of the new supervisor package that included an I-9 form, W-4 form should you choose to accept compensation, commission on ethics, guide to the sunshine amendment, public records law and four hours of ethics training.

Ms. Trucco stated we have a new supervisor welcome package that we will go over with you.

B. Consideration of Resolution 2025-02 Canvassing and Certifying the Results of the Landowners Election

Mr. Showe stated earlier today there was a landowners' election and Greg Bobonik was elected to seat no. 5 and will serve a four-year term of office.

On MOTION by Ms. Moss seconded by Ms. Akellino with all in favor Resolution 2025-02 Canvassing and Certifying the Results of the Landowners Election was approved.

C. Consideration of Resolution 2025-03 Electing Officers

Mr. Showe stated we have three new board members, and we need to elect officers.

On MOTION by Ms. Akellino seconded by Mr. Peltier with all in favor Resolution 2025-03 was approved reflecting the following: Tom Peltier chairman, Ernest Hofer vice chair, George Flint secretary, Greg Bobonik assistant secretary, Susan Moss assistant secretary, Gretta Akellino assistant secretary, Jason Showe assistant secretary and treasurer and Katie Costa assistant treasurer.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the October 16, 2024 Meeting

On MOTION by Ms. Akellino seconded by Mr. Peltier with all in favor the minutes of the October 16, 2024 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated I know you have a handout that talks about reminders on areas of Florida Law that apply to you as supervisors, and I will provide this to the two new supervisors as well. I have spoken with the HOA lawyer since the last board meeting and she was aware that the CDD was having an election and that they agreed to discuss the matters that we reached out to them about, which was the parkway maintenance, with the CDD board after this election. She also mentioned the water bill reapportionment as it relates to the reclaimed water. I will reach back out to her on the parkway maintenance as well as the water bill.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Ms. Akellino seconded by Ms. Moss 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

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

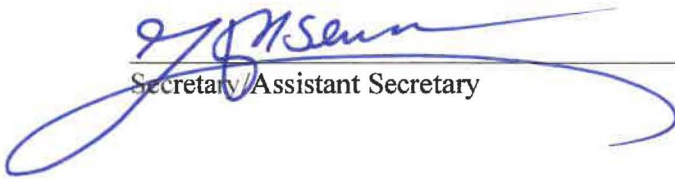
There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

On MOTION by Ms. Moss seconded by Mr. Peltier with all in favor the meeting adjourned at 1:25 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman