

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **April 16, 2025** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Tim Peltier	Chairman
Greg Bobonik	Vice Chairman
Ernest Hofer	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Steven Saha	District Engineer
Jarett Wright	Field Manager
Several Residents	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Showe called the roll.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Showe led the pledge of allegiance.

FOURTH ORDER OF BUSINESS

Public Comment

Mr. DiPaola stated there is a monument close to where I live and at one time it was well maintained with flowers and when they repaired the monument they tore out the greenery as well as my greenery and it is full of tall weeds.

Mr. Hoyt asked what are the results of Toho's testing and the recommendation?

Mr. Oleve stated I want to review an email I sent to the board regarding the state of affairs at the end of Seagrass cul-de-sac. What has been done does not meet the aesthetics of the rest of the community in terms of water overflows and condition of the stones. There is also a rut made by the mowers pulling up a buried silt fence left by the developer.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the March 19, 2025 Meeting

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the minutes of the March 19, 2025 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05
Approving the Fiscal Year 2026 Proposed
Budget and Setting a Public Hearing to Adopt**

Mr. Showe stated Resolution 2025-05 approves the proposed fiscal year 2026 budget and sets the public hearing. We are considering moving the meeting dates back a week and the hearing will now be on July 23, 2025. This proposed budget will be posted on the district's website and provided to Osceola County. We had a workshop prior to the meeting and the board directed that there not be an increase and the version in the agenda package has a slight increase and we will make some changes so that there is no increase to the residents.

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor Resolution 2025-05 was approved as revised with no increase in assessments and a hearing date of July 23, 2025.

SEVENTH ORDER OF BUSINESS

**Discussion of Revised Meeting Schedule for
Remainder of Fiscal Year**

Mr. Showe stated currently you meet on the third Wednesday of the month and based on board schedules, the fourth Wednesday will be better for the workshop at 10:00 a.m. and the meeting at 1:00 p.m. for the remainder of the fiscal year.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the meetings were moved to the fourth Wednesday of the month in the same location with a workshop at 10:00 a.m. and the regular business meeting at 1:00 p.m.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated since the last board meeting, I did speak with a representative from KHov about the tree staking and Zoysia replacement in the verge area in front of the residential lots and we talked before about the post-closing agreement and a request for contribution from KHov for some of those costs and they are open to that. The GMS team has worked with United as well as the chair in walking the property to identify all of the areas so we can get the proposals updated for those. I believe the revised proposals came in last night.

I will reach back out to the Khov representative to talk about their contribution for the cost of these and I will keep the board updated. We reached out to Mystic Dunes counsel about the well that has not been accepted by the CDD to find out what their involvement is, if they are currently using that well and he had responded that they are not currently using that well. That is something to keep on our radar as we move forward. In the future if the CDD board decides they are going to keep on our radar as we move forward. In the future if the CDD board decides they are going to accept that tract by deed, we will need to take a closer look and defer to the board.

I will also reach out the HOA counsel to talk about potentially the idea of having the board come to one of the workshops or one of the board meetings. I know the board feels it is beneficial to the residents that there is open communication.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the check register was approved.

ii. Paid/Unpaid Invoices for Approval

Mr. Showe stated at the workshop the board was in favor of all the invoices except the ones from Prince.

Mr. Hofer stated we had a few from last month but we were looking for additional information. For February for various fixes to the irrigation we were looking for more specific location information. It came to our attention in the workshop that it is difficult to do based on the tech who had done it a month or so ago. We approved five invoices for February but as we go forward the current month, March, also requires more location information. We did not see wet checks that match up against those fixes to irrigation so we are holding those up until we get the information we require.

Mr. Showe stated you are also approving the service invoices for March and April pending some adjustments to those invoices to reflect nonrecurring expenses.

Mr. Bobonik stated as well as the issuance of credits due from the offset between the annuals and tree trimming, etc.

On MOTION by Mr. Hofer seconded by Mr. Peltier with all in favor the paid/unpaid invoices were approved and staff was directed to revise the Prince invoices prior to payment.

iii. Balance Sheet and Income Statement

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

D. Field Manager

Mr. Wright updated the board on items he has been working on in the field since the last meeting.

i. Consideration of Proposal to Replace Gate Motors at Sandhill Road

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the proposal to replace the gate motors at Sandhill Road was approved subject to verifying the warranties.

ii. Monument Fountain Maintenance

Mr. Wright outlined the proposal from Lexington for monument fountain maintenance.

On MOTION by Mr. Hofer seconded by Mr. Bobonik with all in favor staff was authorized to send a letter of termination of the contract with Lexington and to prepare a contract with Resort for the monument fountain maintenance in the amount of \$750 per month.

iii. Crosswalk Clearing

Mr. Wright reviewed the proposal for the crosswalk clearing as requested by staff.

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor Mr. Peltier was authorized to sign off on the crosswalk repair in the amount of \$9,030 and coordinate with Mystic Dunes.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Bobonik gave an overview of the tracking system on the website to track the progress of work items.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the meeting adjourned at 1:30 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman