

MINUTES OF MEETING  
WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, May 28, 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**

Ms. McCormick stated residents living on Four Seasons Boulevard cannot park in front of their homes due to the bike lanes painted on the street within the past two years. A neighbor said she would call the police if we parked in the bike lane because it is illegal. Over 90 homes on our street have lost the privilege of parking in front of their homes. If we are unable to park in front

of our homes, we request that the bike lane be removed as it affects not only us, but our guests and contractors. A neighbor called the Osceola County Sheriff's office on someone who parked in front of their home and they were given a warning and told to remove their cars immediately.

Ms. Fallucca stated we have a parking problem at Four Seasons. A vehicle was parked in a designated bike lane and I checked with Osceola code enforcement and the State of Florida website and learned you cannot park in a designated bike lane.

Ms. Treleven stated I live on Four Seasons and am a bike rider and it makes no sense that we are unable to park in front of our homes. We have been told that we could park our cars on Four Seasons, which we have been doing and we believe we will be able to continue to park our cars on Four Seasons.

Mr. Belle stated I live on Four Seasons and am a bike rider and it is the responsibility of a bike rider to look out for cars or hazards on the road. It was never an issue until recently and the residents on Four Season will now have to suffer. Having the bike lane is the issue.

## **FIFTH ORDER OF BUSINESS**

### **Organizational Matters**

**A. Acceptance of Resignations of Supervisor Akellino (Seat 1)**

**B. Acceptance of Resignation of Supervisor Moss (Seat 4)**

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor Ms. Akellino's and Ms. Moss' resignations were accepted.

**C. Appointment of Individuals to Fill Vacant Seats**

**D. Administration of Oath of Office to Newly Appointed Supervisors**

**E. Consideration of Resolution 2025-04 Appointing Assistant Secretaries**

Mr. Showe stated we talked at the workshop that we would take letters of interest or resumes and we encourage anyone who is here today or anyone in the community to provide your resume or a letter of interest if you are interested in serving on the board.

## **SIXTH ORDER OF BUSINESS**

### **Approval of the Minutes of the April 16, 2025 Meeting**

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the minutes of the April 16, 2025 meeting were approved as presented.

**SEVENTH ORDER OF BUSINESS****Discussion of Bike Lanes**

Ms. Trucco stated as most of you already know the CDD does own the roadways within the boundaries of the CDD. The Florida Legislature has been clear that CDDs do not have police powers. We do not have the power under Florida Law to write tickets to people for violating a state law or county ordinance. There has been references to the statute section and Osceola County code of ordinances, which talks about prohibiting and restricting parking vehicles on bicycle paths and it also distinguishes bicycle paths from bicycle lanes. During the workshop the board brought this up and they have reached out to us prior to today with your concerns. We looked into it and they have directed staff to reach out to Osceola County to get clarification from the county on what they are characterizing these bicycle lanes as. Is it a bike path, is it bicycle lane, is it an exclusive bicycle lane because under the statute and the ordinance they are treated a little bit different so the board would like some clarification on that from the county and in addition we are asking are they required to remain on the CDD's roads and if yes, what is the basis for that. If there is some type of documentation perhaps the developer may have been required to put the bicycle lanes in there as an enhancement that they would provide for this community. We are not sure so that is part of our request to the county, just clarification on what is the basis if they are required to remain. In addition, if they are required to remain, can the CDD propose alterations to the bicycle lanes. Whether that would be modifying the width, the length or changing the location of the bicycle lanes. That is their direction to us.

**EIGHTH ORDER OF BUSINESS****Presentation of Fiscal Year 2024 Audit Report**

Mr. Showe stated the audit report was provided in the agenda package and in the management letter there no current year findings there are no prior year findings and it is a clean audit.

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor the fiscal year 2024 audit was accepted.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**i. Approval of Check Register**

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

**ii. Paid/Unpaid Invoices for Approval**

On MOTION by Mr. Hofer seconded by Mr. Peltier with all in favor the paid/unpaid invoices were approved with the exception of the Guardian invoice 252100, GMS invoice 261 and 263 and we are holding Prince invoices 17816 – 17915 as well as the resort invoice for 27464.

**iii. Balance Sheet and Income Statement**

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

**iv. Presentation of Registered Voters – 759**

A copy of the letter from the supervisor of elections indicating there are 759 registered voters residing in the district was included in the agenda package.

**v. Reminder of Form 1 Filing Deadline**

The form 1 filing deadline is July 1<sup>st</sup>.

**D. Field Manager**

Mr. Wright stated after the meeting I will get in touch with Prince & Sons and get them on board with having a meeting here next month so we can get on the same page going forward and our expectations.

The landscape lighting project is done, a couple lights need to be adjusted and I will do those during my site visit.

The HOA handled the irrigation filter upgrades and we will go through all the items we need to do contract amendments for on landscaping and make sure that is hashed out with both vendors, clearly stating getting it off the Prince & Sons contract and onto ULS' contract.

It has been reported that the tree bubbler capping has been completed, however, as discussed at the workshop we do know there are some blowouts and we will follow-up on those items before payment is approved.

We finished our portion of the repairs to the stormwater system, however over the last couple weeks a lot of it has become worn/damaged and I would like to have a meeting with Steven and see what needs to be done and bring those options to the board.

We are in the process of reviewing the landscape enhancements for accuracy compared to the scope that was attached to the agenda.

We did talk about it would be offering any overage payment credits on the extra services so if you are okay with it, we did identify four areas from where we are on Four Seasons Boulevard down to the roundabout and that first median path, I would like to add the extra path that is across from hole 1 and we can use that the credit payment.

The exit side of the front entrance is not working and there is an issue with the motor and they will be out Thursday to look at that as well as checking all the keypads.

**i. Consideration of Proposal for Tree Trimming Behind Flora Pass**

This item tabled.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor staff was authorized to work with the HOA to send out a survey to the community for sod types.

Mr. Bobonik stated a water meter has been approved through Toho so both water meters are on the same rate structure and we should see results in the next billing. Bracing trees as well as straightening as we go into hurricane season. A proposal for a cell tower was submitted to us and a cell tower will be installed on Old Lake Wilson Road and Key Bay Trail, we declined that proposal. Demand letter to Juniper is in the process of being sent out.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the meeting adjourned at 1:51 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman