

**MINUTES OF MEETING  
WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **June 25, 2025** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Tim Peltier  
Greg Bobonik  
Ernest Hofer

Chairman  
Vice Chairman  
Assistant Secretary

Also Present were:

Jason Showe  
Kristen Trucco  
Steven Saha  
Jarett Wright

District Manager  
District Counsel  
District Engineer  
Field Manager

**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. Three Supervisors were present in person constituting a quorum.

**THIRD ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Showe led the pledge of allegiance.

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

Ms. Williams stated there has been discussion of replacing the grass in the verge area and I hope when that it done it is at the right time so when the grass goes in, we don't have to worry about it dying. There was a previous discussion regarding removal of trees blocking streetlights or

fire hydrants, etc. I previously provided information to the board of the need for additional trees that KHov had planned to put in on the side of my house that goes from Four Seasons Boulevard down Estuary. When you remove a tree is it possible to replant it and I would appreciate a nice grown tree rather than a small tree that KHov may put in.

Mr. Mullins stated we have lived here five years and the boulevard has never looked better. Irrigation seems to be controlled, grass has never looked better, trimming is the best I have seen and I want to tell you how much I appreciate you taking care of what you said you were going to do. In your meetings and workshops with the HOA board do you share your secrets on how you are getting the work done and how good it looks?

Mr. Hofer stated today was the first time we were able to have a workshop with the CDD and HOA together. Today was a good start.

Ms. Betts asked the traffic lights they are doing on Old Lake Wilson; do they notify the CDD?

Mr. Showe stated no. It is outside the boundaries of the district.

Ms. Treleaven stated I came to see if there is an update regarding the removal or non-removal of the bike lanes on Four Seasons.

Mr. Peltier stated we will address that later in the meeting.

Mr. Hofer stated due to the Sunshine Law we have to have any discussions during one of our workshops or it has to be advertised as a meeting outside our monthly meeting. Both boards have been in play for six months and today was the first time we got together and hopefully, we will have more meetings in the future.

## **FIFTH ORDER OF BUSINESS**

### **Organizational Matters**

#### **A. Review of Letters of Interest/Resumes**

- i. **Tom Maskell**
- ii. **David Horn**
- iii. **Spencer Hoyt**

#### **B. Appointment of Individuals to Fill Vacant Seats**

#### **C. Administration of oaths of Office to Newly Appointed Supervisors**

#### **D. Consideration of Resolution 2025-06 Appointing Assistant Secretaries**

Items A through D were tabled to a future meeting agenda.

**SIXTH ORDER OF BUSINESS****Approval of the Minutes of the May 28, 2025 Meeting**

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the minutes of the May 28, 2025 meeting were approved as presented.

**SEVENTH ORDER OF BUSINESS****Presentation of Series 2018A-1 and 2018A-2 Arbitrage Rebate Report****EIGHTH ORDER OF BUSINESS****Presentation of Series 2020A-1 and 2020A-2 Arbitrage Rebate Report**

Mr. Showe stated these reports don't require any action from the Board but just a presentation of the reports. These reports are required annually as part of the bond documents. You are only legally allowed to make so much interest off the bonds and this is a test that is required by the bonds and there is no rebate liability.

**NINTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Trucco stated we discussed this at the workshop. At the last board meeting we talked about the bicycle lane and there was a lot of feedback from the community and this board directed staff to reach out to the county for clarification of is it a bicycle lane, is it bike path and are we permitted to move it, modify it, etc. The county confirmed that there is a petitioner's agreement, which acknowledges the county's approval of a specific cross section, which includes bicycle lanes and commits to having them. The current land development code has different standards for bike lanes, which are 7 feet and and roadways have provided an alternative multi-use trail at 10-feet in lieu of on-street bike lanes. It was also noted in short alternatives may exist depending on available pavement in coordination with acceptable standards with the transportation planning department and that they were copied on that and Jason followed up with a question, could the CDD alter the lane to clarify, indicate, etc. that these are shared bike lanes and the board was looking into potential options for that. The county planner did respond that she would be amenable to a plan for the shared roadways but the best way to handle it would be through an amendment to the interlocal agreement with the county and the CDD with a schematic for review and also a site development plan would probably be required. At this point they did indicate that it was an exclusive bicycle lane that parking would not be permitted there. We can do nothing and let the

Osceola Sheriff's Office continue with handling these matters otherwise if the board wants to pursue the route the county planner mentioned such as taking steps to clarify that the lane is a shared lane, we would need a motion to authorize staff to proceed down that path. The district engineer would be involved as well and we can quickly do an amendment to the interlocal agreement.

Mr. Bobonik stated it appears that some of the lanes have not been done correctly, the markings are not correct but we are looking more towards a shared lane.

Mr. Bobonik moved to authorize staff to start the process to have the bike lanes designated as shared throughout the neighborhood or from the clubhouse to the exists.

A resident stated moving vans are parked on both sides of the street for most of the day.

A resident asked what is a shared lane mean?

Mr. Bobonik stated shared lane means the current bike lanes would be painted over or ground out along with the bicycle and arrow and the bike lane signs would be removed. I will read the definition; shared lane markings are shareables derived from shared arrows or pavement markings indicating that cyclists should be expected in the travel lane. They encourage bicycles to ride in a safe position outside the door zone where side doors of parked cars are open and to alert motorists to expect cyclists in the lane. Shared lane markings include a bicycle symbol and a double chevron indicting the direction of travel. It does not designate any part of the roadway that is either exclusive to motorists or bicycles. Rather the symbol highlight that the travel lane may be used by cyclists and motorists alike.

A resident stated you wouldn't be able to park there.

Mr. Bobonik stated you will be able to park there.

A resident stated what you are suggesting I think would better adhere to the disabilities act because if you have restrictions for a bike lane and somebody is having an event at their house and they are forced to park at the clubhouse, it is not very helpful for people who can't walk. What you are proposing is a good thing and would help with people with disabilities.

A resident stated it is unfortunate we had one occurrence that I'm aware of that someone ran into a parked car. Very unfortunate but it also appears the result of officers coming and writing tickets, somebody in the community called them. Having some experience in law enforcement this

is not a priority, they are only coming here if somebody calls them otherwise they have better things to do. Maybe if we remind people to watch where they are going on a bicycle then we don't have people calling to say there is a car parked there and we can solve this problem without writing checks. As to moving vans if you are loading or unloading in a no parking zone I believe they are exempt because they are loading or unloading a vehicle.

Ms. Trucco stated the county has specifications for dual wheeled trucks. In the future if this board wanted to adopt other rules, they could do that for parking and towing.

A resident asked is there a rule associated with the width of a lane as to whether you can park on it and drive on it both? I have gone down Four Seasons Boulevard with vehicles parked and I have had to go up onto the center divider to get past the parked vehicle. If I had to do that a fire truck can't get through. That has to be considered allowing vehicles to park there. The other thing that needs to be brought up is that on Wednesday and Thursday there is recycling and trash pickup and if they can't pick up your can, they will go by. If they can't get by, they will back up and leave.

A resident stated I live on Four Seasons Boulevard and we were never told that we could not park on our street. There are almost 100 homes on Four Seasons Boulevard, that is 20% of the community being told that if people call a policeman and we can get ticketed if we park in front of your home.

On voice vote with all in favor the motion to authorize staff to start the process to have the bike lanes designated as shared throughout the neighborhood or from the clubhouse to the exists passed.

Ms. Trucco stated on the demand letter to the prior landscape vendor, I can confirm that was sent out since the last board meeting.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

**i. Approval of Check Register**

Mr. Showe stated earlier at the workshop we talked about approving all invoices with the exception of Guardian, ACS 252100, GMS invoices 261, 263 and 268 and Prince invoices 17819, 18502 through 18173 and 18749.

On MOTION by Mr. Hofer seconded by Mr. Bobonik with all in favor the check register was approved with the exception of Guardian, ACS 252100, GMS invoices 261, 263 and 268 and Prince invoices 17819, 18502 through 18173 and 18749.

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

This item taken under approval of check register.

**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. Showe stated Jarett was unable to be present at this meeting but did provide the Board with a report.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Bobonik stated there has been a discussion in the community on drilling wells for irrigation purposes. The likelihood of us getting a well drilled is nil. We already have reclaimed water and DEP will not allow irrigation wells to be put in when you already have reclaimed water. There is a contract with Toho the developer put in place in 2018 that mandates that reclaimed water is used. This is the same contract that eliminated the meters for irrigation at everyone's home. If we are optimistic and able to go through and meet all these requirements then you need to have a

hydrogeological study because Mystic Dunes is using the aquifer for irrigation. If you are looking to put added stress on the aquifer you have to make sure the aquifer could be recharged. If you are able to find suitable locations then you petition the state and Osceola County. If you are doing potable water that is one thing but they are not giving out irrigation permits for wells anymore. If you do get a well, you have no way to move the water because all the pipes are owned by Toho.

We had a conversation with the HOA today and the big issue in the community is irrigation and there are various ways we are trying to reduce and contain costs. One of the items we are looking at water reduced for irrigation for all homes, which is a way we can control costs because the resident can control the cost. You would have two meters, one for potable one for irrigation water. The HOA controls the amount of water you put out by Toho specifications. Right now that is two days a week and they would have that programmed into your meter so you would be able to comply with Toho's request of two days a week. However, you own that so if you wanted to water more than that you could because you control that and you pay for it but you would have to deal with any ramifications from Toho because you are over watering. With that meter in place the HOA can control the minimum amount so you always have your minimums in place and if there is excess that is on the homeowner. If there is a leak in your house we will see it in the reading. Once you fix it and show it to Toho, they rebate the money back to you. That is one of the areas we are looking at. The Toho contract is something we would have to renegotiate and that is not easy.

As we all know water meter rates have been approved, we are waiting for the implementation. Streetlight shields on Four Seasons Boulevard, Duke is going to install by the end of the month weather permitting. We have started discussions with KHov regarding outstanding CDD issues and Kristen sent the demand letter to Juniper. Front entrance enhancements are still ongoing. The crosswalk/golf cart crossings the vegetation has been replaced with rock and the irrigation is capped. We are continuing the rest of the stuff with the irrigation system reviews. We are still developing a survey in conjunction with the HOA regarding the sod. We are finalizing the budget for next year. We have RFQs out for various contracts. Thank you for your patience and understanding while we work through these.

Mr. Peltier stated an update of our workshop this morning. We did meet with Prince & Son's manager, we went over different items, they are doing a good job of updating our

community. We went over minor issues with them. We also met with KHov this morning and that was a good meeting. They are working on some deficiencies.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor  
the meeting adjourned at 1:36 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman