

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **July 23, 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
Robbie Szozda	GMS
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. Kerr stated the water management committee did a study on some property and installed flow meters to determine how much water we were actually consuming on property. The

CDD's numbers for the percentage split are based on a report created by Toho in order to support our reduced usage charges. Do you feel that measuring actual volume on a property is a more appropriate way to calculate the overall split opposed to just square footage given that the types of irrigation equipment on CDD property tends to put out more water?

Mr. Saha stated if they are measuring by volume then volume is the best measurement.

Ms. Kerr asked would the CDD entertain installing flow meters in appropriate spots and get real volume readings with how your system is consuming water? Then we can talk about a more justified split between the CDD and HOA.

Mr. Mullins stated drip irrigation exposed throughout the community on HOA and CDD property. Being exposed at least 50% of the water coming out of the drip lines is evaporating in the summer heat. What is the CDD's plan to correct this situation and is there mulch installation in the near future?

Mr. Bobonik stated in regard to the drip lines and on the irrigation, we are in the process of doing enhancements that you are starting to see so we are trying to cover them up or they are being tapped off or removed. We are starting in the front areas and working back through the community. In the main median areas we are working on the golf cart crossings as well as crosswalks so there is more line of sight. That is why there is vegetation being removed, irrigation lines being capped and rock being installed in those areas. We are looking at more of these enhancements, at this time we are constrained by budget and as we get into the new budget in October, we should be able to do more of this. We are trying to maintain the enhancements to do one or two per month as we move forward. Mulch will be in November/December and we will continue with more rock applications.

Mr. Horn stated with regard to what you just said who makes that final decision as to what is going to be put in? The Board, your Board or the community?

Mr. Showe stated this Board has authority to make those decisions on all CDD property. It would be this Board and they don't have to necessarily reach out to another Board or seek resident input.

Ms. Mena stated water is coming onto my property from new development across the street.

This area is outside the district, the engineer or someone to get with the city on this issue.

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Review of Letters of Interest/Resumes

- i. Tom Maskell
- ii. David Horn
- iii. Spencer Hoyt
- iv. Erik Rose

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

Mr. Showe stated we had a workshop earlier and we have received four letters of interest to serve on the Board and people who are interested can still submit letter of interest and the Board will talk to each individual with the intent to appoint someone in October.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the June 25, 2025 Meeting

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the minutes of the June 25, 2025 meeting were approved as amended.

SEVENTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the public hearing was opened.

A. Consideration of Resolution 2025-07 Adopting the Fiscal Year 2026 Approved Budget

Mr. Showe stated Resolution 2025-07 adopts the budget for Fiscal Year 2026 and attached to the resolution is the approved budget. There were a few changes in line-item amounts but there is no assessment increase. There is also a detailed description of each line item.

There being no public comments, the Board took the following action.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor Resolution 2025-07 Adopting the Fiscal Year 2026 Approved Budget was approved.

B. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2025-08 imposes the assessments on individual properties. Attached to this resolution will be the budget you just adopted as well as the assessment roll. We transmit the assessment roll to the tax collector to be placed on the individual tax bills.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll was approved.

Resident asked does the Board have discretion to use the construction account however they want for construction projects?

Mr. Showe responded not the construction account, just the capital projects, which is an accumulation of funds left over in the general fund. The \$2.7 million is dedicated to the improvements that were made by the developer as part of the project and that is a separate approval process the Board will go through at a later time.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the public hearing was closed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated as far as the new cost share split for the reclaimed water, under the agreement with the HOA this Board discussed at the workshop the idea of moving that start date to October 1st instead of August 1st. My understanding is the Board is interested in approving that change.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor district counsel was authorized to move the start date of the cost share agreement with the HOA to October 1st.

Ms. Trucco stated there has been some comment about replacing certain improvements or infrastructure, landscaping, etc. and the Board is not ignoring those requests, they are trying to figure out the root cause of the issue. They directed staff to look into those things and we are in

the process of trying to determine is it potentially a design defect, a construction defect or is it something else.

On MOTION by Mr. Bobonik seconded by Mr. Peltier district counsel was authorized to start evaluating 558.

B. Engineer

There being no comments, 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 with the exception of Guardian 252100 for \$265, delete GMS 261 for \$525 and Prince and Sons 18172 for \$375.

ii. Paid/Unpaid Invoices for Approval

iii. Balance Sheet and Income Statement

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

iv. Approval of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the Fiscal Year 2026 meeting schedule was approved.

v. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing the Chair to Execute

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Fiscal Year 2026 goals and objectives were adopted and the Chairman was authorized to execute the Fiscal Year 2025 goals and objectives.

D. Field Manager

Mr. Wright gave an overview of the action item tracker, which was provided in the agenda package.

Staff to communicate to the residents incidents of vandalism such as putting tape on camera lens, report raised sidewalks, do not alter verge area.

NINTH ORDER OF BUSINESS

Other Business

There being non comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Bobonik stated a quick overview of what was accomplished over the last month, street light shields on Four Seasons Boulevard installed, checking to see if a rebate is available, Juniper responded to demand letter, discussions are ongoing, waiting on the county to respond to a couple issues about the bike lane, median light project is complete, irrigation was shut off on the Bahia sod areas, enhancements will continue for the crosswalks and golf cart crossings.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the meeting adjourned at 1:47 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman