

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **September 24, 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
Jarett Wright	Field Manager
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 just before this meeting they hold a workshop which is where you hear all the discussion. The subject of the vinal fence behind Flora Pass came up and you were researching whose fence is it, the CDD, the HOA or the individual homeowners. There is no HOA property back there only CDD property and homeowner property. When the hurricanes come that fence has

been damaged. If you determine someone other than the CDD owns the fence and is responsible for repairs and the repair has to be done from the CDD side of the fence, access is restricted and I believe you are taking steps to make that good again. There is also an issue of having contractors who might work for me be on CDD property while working on the fence. Can you add that to a future agenda and address the ownership.

Mr. Peltier stated we are looking into who owns that fence and there is a tract of land from the golf course behind that property to the end of Flora Pass. We have an issue with a resident from the neighborhood to the east who has a fence that runs all the way from their property to the fence on Flora Pass, which is on a CDD tract. We are working with the county to get them to remove that fence so we can have access to that tract to clear it.

FIFTH ORDER OF BUSINESS**Approval of the Minutes of the August 27, 2025 Meeting**

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Minutes of the August 27, 2025 meeting were approved as amended.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for Verge Maintenance**

- A. Prince and Sons**
- B. United Land Services**

Mr. Showe stated earlier this month the HOA terminated the verge maintenance agreement and put that responsibility on the CDD. We received two proposals for this work and given that United is performing the services on the homes and their proposal was significantly lower we recommend United Land Services.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the Proposal from United Land Services for maintenance of the verge area was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports**

- A. Attorney**

Ms. Trucco stated we are following through with the 558 notice as protection to the CDD with the intent to resolve all those issues and we will keep you updated on our progress. We have

also been in communication with your prior landscaping contractor's counsel and they have requested an in-person meeting and we are getting that scheduled.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor District Counsel was authorized to send a demand letter to have the owner to move the fence off CDD property.

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 and paid and unpaid invoices were approved with the following exceptions: Guardian invoice 253976, Prince and Sons 18172 and hold the 19836 Prince and Sons pending the wet checks.

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.

D. Field Manager

Mr. Wright reviewed in detail the monthly field management report and updated the board on the proposal to repair stucco on the guardhouse, painting and permanent lighting fixtures that was previously approved.

EIGHTH ORDER OF BUSINESS

Organizational Matters

A. Review of Letters of Interest/Resumes

Tom Maskell

David Horn

Spencer Hot

Erik Rose

Steve Pierson

Mr. Peltier stated we have interviewed everybody that applied for the two vacancies and decided to go with Erik Rose and Steve Pierson. In 2026 they come up for reelection.

B. Appointment of Individuals to Fill Vacant Seats

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor Erik Rose and Steve Pierson were appointed to fill the unexpired terms of office of seat 1 and seat 4 with a term ending in November 2026.

C. Administration of Oath of Office to Newly Appointed Supervisors

Mr. Showe being a notary public of the State of Florida administered the oath of office to Mr. Rose and Mr. Pierson.

D. Consideration of Resolution 2025-06 Appointing Assistant Secretary

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor Resolution 2025-06 appointing Mr. Rose and Mr. Pierson Assistant Secretaries was approved.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Hofer gave an update of the water usage for the two meters, which has gone down month over month.

Mr. Bobonik stated Jason and I met with the county and they agree to allow the bike lanes to be removed and be replaced with shared lanes. We anticipate it will be another two to three months before it is finalized.

The entrance fountain has been switched from a waterfall to an actual fountain, the exit monument will also be changed to a fountain. A survey was conducted with residents, they voted to have the exit side entrance changed over to the fountain as well. As soon as the 558 inspections are done we can start the trial project in the verge areas.

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor Authorizing Staff to finalize the fountains at the front entrance, was approved.

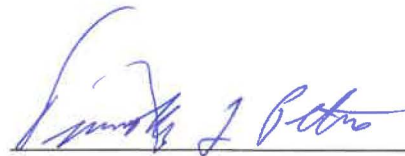
Mr. Showe stated we rotated the meeting schedule so your next meeting is in three weeks on October 15th.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hofer seconded by Mr. Bobonik with all in favor the meeting adjourned at 1:28 p.m.

Secretary/Assistant Secretary



Chairman/Vice Chairman