

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **October 15, 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
Erik Rose	Assistant Secretary
Steve Pierson	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Steven Saha	District Engineer
Jarett Wright	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.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Showe led the pledge of allegiance.

FOURTH ORDER OF BUSINESS**Public Comment**

Ms. Williams stated the oak in front of my house in the verge pushed up the sidewalk, it had been marked, it looks like someone came through and did the sanding down, but it still has some edges that can trip someone. It's the first house as you turn right on Estuary. That intersection coming from Four Seasons Boulevard onto Estuary people drive very fast and swing a little bit wide. There are two houses, the second and third houses park their cars on the street all the time and there have been a lot of near misses when people come around the corner so fast. I think we need to do something. Both houses have empty driveways but they park on the street in an area that is like that. When you are coming from Sabal Point Loop onto Estuary towards Four Seasons you cannot see the people coming down the street, you have to pull way out. I don't know that signage would help but we need to do something because there is going to be an accident. If we have some money for landscaping the hedge on Four Seasons Boulevard, put in a couple plants to replace some of the dead plants and there is still a big hole. If you can get bigger plants so it can fill in sooner, I would appreciate it. What is with the gates always breaking?

Mr. Hilton stated we put all these live oak trees in and they drop acorns. My wife slipped on those a couple of times. Who is liable is someone falls?

Ms. Trucco stated we will look at it internally and review that.

FIFTH ORDER OF BUSINESS**Approval of the Minutes of the September 24, 2025 Meeting**

Mr. Showe presented the minutes of the September 24, 2025 meeting and asked for any comments, corrections, or changes.

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the minutes of the September 24, 2025 meeting were approved as amended.

SIXTH ORDER OF BUSINESS**Approval of Draft Landscape Services Agreement with United Land Services**

Mr. Showe presented the draft landscape services agreement with United Land Services.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the landscape services agreement with United Land Services was approved.

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

Ms. Trucco stated we spoke at the workshop about some of the pending items but there is nothing new to report today. I will continue to track and follow-up on the 558 notice that we sent out and also the demand letter to the prior landscape company.

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. Peltier with all in favor the check register was approved except for the Guardian invoice 253976 and United invoice 147341.

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 stated we are waiting on a few more proposals for sidewalk repair to come in and the recommendation right now is most likely to be to inject the sidewalks, that will give you a more sturdy base and easier to level everything than spending hours grinding. I recommend setting a not to exceed for \$55,000. The current proposal is for \$45,600 and \$55,000 would give us wiggle room for anything else that would be potentially identified at this time. We want this number to be lower than our current proposal is but if we set a not to exceed and have a board member for final approval then we can get this going as soon as possible.

On MOTION by Mr. Bobonik seconded by Mr. Rose with all in favor staff was authorized to contract for sidewalk repair in an amount not to exceed \$55,000 and the chairman was delegated authority to execute the agreement.

Mr. Wright stated with the roundabout proposals we are looking at changing to have a little better aesthetic improving everything. The United Land Proposal was slightly different than Prince's and we have to go back to make it apples to apples comparison and we will bring this to the next meeting.

Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package.

Mr. Hofer stated when the sidewalk grinding starts you are not going to want to walk in that area.

EIGHTH ORDER OF BUSINESS

Additional Audience Comments

A resident stated I heard the gentlemen who proposed to increase it to \$55,000 for the sidewalks say that filling them would prevent having to grind them. Did I hear that correctly?

Mr. Wright stated they come in and drill a few holes, put the foam in and it is a much quicker process, it lifts it up. It is a more long-term solution. It's an alternative to grinding.

A resident asked is that money already in the budget or will it be an additional expense.

Mr. Showe stated I think there is sufficient funds in the budget to accomplish it.

A resident asked are we going to tape off the areas you are going to be working on so people don't fall or walk there?

Ms. Trucco stated I'm sure the contractor will do something.

A resident stated these oak trees are already causing havoc. Have we thought about trimming or removing them?

Ms. Trucco stated the board has looked into that, that is part of our 558.

Mr. Peltier stated as mentioned we have to be careful when we are out because the oak trees are dropping acorns and that is part of the 558 we area addressing with Khov. Everybody needs to be cautious when out walking.

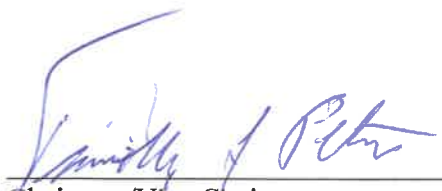
NINTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Bobonik stated the enhancements up front has already started. On the exit side where the golf cart path goes across, the bushes are going to be removed for safety. They jumped the gun and instead of cutting it even to match the entrance side, they cut it down and it is only 2-feet tall. Now when you drive out you see everything on the golf course, restroom facility, etc. I have a meeting tomorrow morning with them to figure out how to fix this quickly. Some of the things we are still working on is the fountains, both sides have now been converted to fountains and the sluices that are still left are waterfalls. We are still looking for alternatives to cover those. We are looking at enhancing the lighting upfront, the signage will be changed. We will start on the guardhouse on October 20th weather permitting and once the painting is finished we will install permanent lighting. Once the monuments are fixed they will also get permanent lighting. We will replace the halogen can lights around the eaves with LEDs. Enhancements will still be going on, we are still looking at the roundabouts. Long term projects we are working on is putting security guards under the CDD and we are working with the HOA on that aspect. Removal of trees on infrastructure, lights and fire hydrants, installation of individual irrigation meters at all homes as well as in clubhouses, long term solution on irrigation issues. We are looking to have the documents changed since they say you are not allowed to have individual irrigation meters. We also have the contract between Toho and Khov that we will be looking at.

Mr. Peltier stated next week when they are painting, be very cautious coming in and out of the entrances at the main gate. The reason the gate arms are in the position they are is because they are made to breakaway and the one on the outside of the arm flops and the arm gets locked in behind the controller box.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor
the meeting adjourned at 1:43 p.m.


Secretary/Assistant Secretary
Chairman/Vice Chairman