

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **November 19, 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
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. Five 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

Mr. Wittmer stated I know you haven't started your mulch yet but United by mistake mulched all the trees from the clubhouse to Key Bay Trail in the verge and stopped there. Is the

CDD going to eventually mulch by the magnolia trees by the lake? What are the plans to finish mulching?

Mr. Bobonik stated we will be mulching shortly. We have proposals to do all the verge, which is all the trees in front of the homes as well as the verge areas in front of the ponds, etc. where there are trees. We will also do the boulevards as well as some of the lift stations and parks. That will start right after Thanksgiving.

A resident asked who is responsible for straightening the trees? Last spring there was a list of trees in the verge that were supposed to be straightened.

Mr. Bobonik stated that is on hold for the 558 litigation.

Mr. Koswalski stated you have a contract on the agenda for replacement of sod and you are using St. Augustine. Is that correct?

Mr. Bobonik stated yes.

Mr. Koswalski stated I fully support that.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the October 15, 2025 Meeting

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor the minutes of the October 15, 2025 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. Landscape Lighting at Front Gate with TPG Lighting

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the proposal from Terry's Electric in an amount not to exceed \$2,000 was approved.

B. Roundabout Planting on Four Seasons Boulevard

On MOTION by Mr. Bobonik seconded by Mr. Rose with all in favor the Proposal from Prince and Sons Not to Exceed \$27,000 was approved.

SEVENTH ORDER OF BUSINESS

Approval of Engineering Request for Qualifications

Mr. Showe started at the workshop we talked about bringing in an alternate engineer.

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor staff was authorized is to issue the RFQ for engineering services.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated I'm moving forward with the 558 construction defect claim against the developer and I will keep you updated. We are also continuing to evaluate options for a claim against the prior landscape vendor, and we will keep you updated.

During the workshop supervisors mentioned they are getting requests from residents to modify certain improvements such as the sidewalk and other improvements. We made a recommendation that unless there is a modification that is necessary to address an emergency that you hold off if it relates to the 558 because we don't want to do anything that would jeopardize the CDD's 558 claim. They are trying to evaluate what does pose an emergency that we have a right to repair under the statute and what doesn't. They want to do a lot of different projects, but we are concerned that it could jeopardize the CDD's 558 claim.

Mr. Showe stated what she is talking about is going to apply to areas in front in your homes, between the sidewalk and the curb. We know there are areas where sod is deficient, trees are leaning, until we get further in the 558 process counsel recommends that we not make those modifications, unless the items jeopardize health, safety or welfare of the residents.

B. Engineer

There being none, the next item followed.

C. Manager

- i. Approval of Check Register**
- ii. Paid/Unpaid Invoices for Approval**

On MOTION by Mr. Hofer seconded by Mr. Bobonik with all in favor the check register was approved with the exception of the Poulos & Bennett invoice, Prince & Sons 20397, 20481 and 20915 and the United invoice.

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 we talked about the board approving the Guardian proposal, non-LED gate arms.

On MOTION by Mr. Rose seconded by Mr. Pierson with all in favor the proposal from Guardian for non-LED gate arms was approved.

Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package then introduced the new account manager for Prince and Sons.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Bobonik stated we are reviewing proposals to upgrade the camera systems and gate functions at all the gates, we are looking to install cameras at the Mystic Dunes gates.

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor staff was authorized to issue an RFP for security guard services.

Mr. Bobonik stated we are continuing the enhancements at the back gate, mulch installation will be done in December and start the roundabout project in January.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hofer seconded by Mr. Peltier with all in favor
the meeting adjourned at 1:21 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman