MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **December 17, 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 *by telephone*	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Jarett Wright	Field Manager
Barbara Williams	Resident
Alan Viglione	Resident

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 a neighbor told me that you turned down a request by AT&T to put a cell tower in the neighborhood. I would like to know if it is true and I want to point out that this is a safety issue for me. I have been working with AT&T for over three years because I have a contract with them and I can only get max 1 bar at my house. I have had to do Wi-Fi calling. During Milton when we lost power I could not make a call. It is important to get a cell tower nearby. I bought a generator to ensure that I have Wi-Fi if the power went out.

Mr. Bobonik stated at the beginning of the year we voted that down.

Mr. Showe stated for clarification the CDD didn't vote down the cell tower, they did not want to put it on CDD property. We have no authority to approve or disapprove things that are outside our property. We didn't deny a cell tower in the area; it was just not on CDD property. They needed 10,000 square feet of property to put in the cell tower.

Mr. Viglione stated I want to thank you, I'm finally seeing some mulch in front of our property. I have had an issue with red ants for six months. I have other neighbors with the same problem and the ants have encroached into the grass area on the side of the property. From Estuary and Flora Pass Place, Sabal Point, Antilles, the garbage trucks have lost hydraulic fluid and miscellaneous substances; the area needs to be resealed.

FIFTH ORDER OF BUSINESS **Approval of the Minutes of the November 19, 2025 Meeting**

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the minutes of the November 19, 2025 meeting were approved as presented.

SIXTH ORDER OF BUSINESS **Consideration of Proposals**

A. Mulch Proposals from Prince and Sons

Mr. Showe stated we have mulch proposals on the agenda but I understand that work is underway. We do have additional proposals we discussed at the workshop. We have the removal of a foxtail palm, remove two dead ribbon fans, remove and replace a foxtail, one to replace a solenoid, one to do the investigation of split zones. We can take those individually or a motion to approve the proposals as discussed at the workshop.

Mr. Peltier stated we have approval on all of them except for $75 per cubic yard for the mulch where we had talked about the other invoice was $65.

Mr. Bobonik stated we are also changing the investigative from lump sum to time and materials with a not to exceed amount.

> On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor the Prince and Sons proposals as discussed in the workshop were approved.

SEVENTH ORDER OF BUSINESS **Approval of Security Request for Proposals**

Mr. Showe stated you approved it at the last meeting but just to make it clear, authorize us to issue the security RFP after counsel and staff has finalized the RFP.

Ms. Trucco stated a motion to approve subject to staff signoff and delegate authority to one of the supervisors to sign off on the final form.

> On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the RFP was approved subject to signoff by staff and Supervisor Bobonik.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco stated we are continuing to work through the license agreement with the HOA for the installation of the AEDs throughout the community. We are proceeding with our demand letters for the fence removal. We are continuing to pursue the 558 claim against the developer. We did hear from counsel that represents the HOA for their construction defect claim. During the workshop he provided some information about potentially being retained by the CDD for its 558 claim. I will follow-up with him for additional information. We are also continuing to pursue our claim against the prior landscape vendor.

B. Engineer

Mr. Showe stated we have issued and RFQ for engineering services.

C. Manager

i. Approval of Check Register

Mr. Showe stated at the workshop we went through the invoices and will hold both Poulos & Bennett invoices, voiding GMS invoice 287, holding Guardian invoice 256356, holding the aquatic check pending their report, counsel is going to revise their invoice, 20397, 20481, 21197 pending for Prince and Sons, invoice 20076 from Resorts and removing United 147341 as well as the one for another district.

> On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the check register was approved with the exception of those invoices outlined above.

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

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Bobonik stated the sidewalk grinding and leveling will start at the end of January. Tree trimming will start next week; we are starting to change out the spray heads in the medians.

Mr. Peltier asked in response to Al's issue, when we knew there were leaks out there, did we send a letter to Waste Management?

Mr. Showe stated yes, we contacted them and they cleaned up what they were willing to do that that time.

Mr. Peltier stated is oil on asphalt so hopefully in time it will deteriorate into the asphalt.

Mr. Hofer stated this is the fourth time since the initial one down Four Seasons Boulevard.

Mr. Peltier asked can we make sure they are treating for ants?

Mr. Wright stated they are baiting and the ants will leave but they move. Realistically what we do in other properties is a high-quality top choice treatment that is more expensive, but it will cover you for nine months.

Mr. Bobonik stated I have had that discussion with Emir and James and that is something I'm pushing for. We have to be careful with it.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the meeting adjourned at 2:25 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman