

**MINUTES OF MEETING  
WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **January 21, 2026** 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
Robert Petrillo	District Counsel
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. King stated my request has to do with the meetings that we have on Wednesdays from 10:30 to 11:20 we have a chair exercise class in this room. At the same time you are meeting in

the kitchen for your workshop, which is a great idea, however, I was told that we were relegated to the new movement room today, which is way too small for 13 people and when we get up to 20 it will be a madhouse, plus we have to carry the chairs down. I was told the reason we were moved is because your group complained that we were too loud. We would be more than happy to lower the music and our voices so you could stay in there and it is only 50 minutes of your entire meeting. The alternative is that you could move. We have had this space for over a year. Besides the kitchen there is the lanai, the movement room, other places that you could move to that we cannot move to.

Mr. Peltier stated we approached the HOA and asked if there were a possibility that we could go into the card room.

Mr. Pierson asked could you move to another day?

Ms. King stated we have an instructor paid by the HOA and to my knowledge that is his time and day.

Mr. Rose asked if the HOA asked him if he were available another day, would your group be willing to meet a different day?

A resident stated the CDD board has been requested to move their meeting because it is inconvenient for some people to make the meeting. Why can't you do that?

Mr. Rose stated most of our meetings and workshops include professionals coming to speak to us, they don't want to come on Tuesday night.

Ms. King stated we could try next month to keep the music and our vices down and another option is you do meet in the card room because to my knowledge the HOA has not been coming to your meetings, but how many residents come.

Mr. Showe stated no one said they have to move their exercise class because we have to be in this room at this time. We requested to move to a different room.

Mr. Rose stated let's try it next month and see if you are quieter and if that works at the same time we can see if the HOA will let us move to the card room.

Ms. King stated next month we will turn the music down and be as quiet as we can and see how that works.

A resident asked will you stop cutting the green fronds on foxtails and cabbage palms? They don't need to be cut. You are hurting the tree, it doesn't look good and the lift trucks are expensive. The University of Florida says these trees are self-pruning. Cut the dead fronds but not

the green fronds. I was almost hit at a crosswalk at Sandy Creek and the roundabout by someone going in the wrong direction. You may want to look into some signage.

A representative of Price and Sons stated a lot of what you are seeing is we clean the seed pods off the palms so that they don't become a safety hazard, when they drop they hurt. Some fronds we do have to cut. We do this on a contract basis and we try to uphold our end. Certain palms you do have to trim.

Ms. Asada stated the brown organic mulch has been taken away and replaced by rocks. The University of Florida says you should never use rocks at the base of any plant. Eventually it will kill those plants.

Mr. Johnson stated I'm concerned how the shrubbery is being managed in the stretch from the roundabout toward the front gate. They are not being maintained for the health of the plants and it hinders our privacy.

A representative of Price and Sons stated we don't want our guys on ladders and it circles back to safety and when shrubs are against aluminum fences it is hard to use the hedge trimmers and it becomes a matter of cost. We are following instructions.

Mr. Peltier stated we decided we wanted them at fence height and if people want to have privacy you can seek ARC approval and plant shrubbery you want on your property and you can maintain it yourself and have your privacy.

Mr. Bobonik stated the plants that were put in originally are the wrong ones unfortunately we don't have the funds to replace what should go in. The fences are 4-feet and it is supposed to look like the back gate. The problem we have is since the bushes got so big, we have to bring them down because all the fences are broken from putting ladders against them and it is a safety issue for the crew to cut over their heads. We have to be able to maintain the pillars and the rest of the monuments that are falling apart but we have to be able to get in and fix them.

Mr. Johnson stated we don't think what you are doing is good for those plants. There may be an alternative if you were to consult an expert such as the University of Florida.

Mr. Bobonik stated we do take into account what the contract has to say as well as they bring in the experts. If they kill it they are responsible so we rely on our contractors to have the expertise.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the December 17, 2025 Meeting**

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the Minutes of the December 17, 2025 Meeting were approved as amended.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pegasus Engineering Proposal**

Mr. Showe stated two months ago the board authorized to staff to issue an RFQ for engineering services and we received a response from Pegasus Engineering.

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor Authorizing Staff to Enter into Contract Negotiations with Pegasus Engineering and to Terminate the Contract with the Current Vendor, was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Data Sharing and Usage Agreement with the Osceola County property Appraiser, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Petrillo stated I'm following up on our 558 pre-suit notice and we will hopefully have an update at the next board meeting. We sent out a draft license agreement for our AED installation and maintenance.

**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 and to hold the following: Guardian 256356, Lathan, Prince 20397, 20481, 21599, 21696, remove 29976 from Resort Pools and are holding United 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**

- i. **Consideration of Proposal for Any Treatments**

Mr. Wright stated the sidewalk lifting project is expected to start next week. They work out of a box truck that has the necessary grinding materials. The idea is to do one street at a time.

Mr. Wright then reviewed the items on the action items list

- ii. **Consideration of Prince and Sons Proposals (5)**

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Prince & Sons proposals dated January 6, 2026 no. 2 for \$6,350, January 6, no. 4 for \$1,000, January 6 no. 5 for \$24,830 as well as the AC proposal were approved.

**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 trees in the dog park have been planted too close to the fence and they will be taken out and we looked at artificial grass as an alternative and that was not feasible, same with mulch and stone. Due to the holidays and current weather most of the enhancements including the roundabout are on hold until next month, the oak trees are being lifted to 12-feet and the HOA will put out an announcement. You may have seen the activity along Formosa Boulevard and how the fences are being destroyed and vegetation taken out, we have been talking to Mystic Dunes and Khov has been trying to turn over the easement to us or Mystic Dunes so they have gone into an agreement with Mystic Dunes to clean up the areas and make them satisfactory so

that Mystic Dunes will take over those areas in the future. We are talking to them about the irrigation lines; we have capped the 3" lines. We are still reviewing options for the decorative lights on the guardhouse. We are still looking at removal of trees on the infrastructure, lights, fire hydrants and drainage system. We are still working on the irrigation system and looking at options of how we obtain water meters and irrigation control at everybody's houses so that individual owners have responsibility. The HOA would have responsibility for programming the two days that is required and if you want to add a day that is on you because the bill would come directly to you and that will reduce expenses that now go to the CDD and HOA.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the meeting adjourned at 1:51 p.m.

  
Secretary/Assistant Secretary  
Chairman/Vice Chairman