

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **February 18, 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
Kristen Trucco	District Counsel
Robert Petrillo	District Counsel
Dave Hamstra	District Engineer
Jarett Wright	Field Manager
Robbie Szozda	GMS
Emir Ogric	Prince and Sons
Bob Wittmer	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. Five Supervisors were present 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 asked what about the concrete curbing around trees in the verge area in front of houses. I have seen it in front a few houses. Is it allowed? Who approves it? What are your thoughts on concrete curbing?

Mr. Peltier stated realistically you cannot put anything in the verge and we have knocked on doors and asked politely to remove those.

FIFTH ORDER OF BUSINESS Approval of the Minutes of the January 21, 2026 Meeting

Mr. Showe presented the minutes of the January 21, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Minutes of the January 21, 2026 Meeting were approved.

SIXTH ORDER OF BUSINESS Consideration of Agreement for Engineering Services with Pegasus Engineering, LLC

Mr. Showe reviewed the agreement for engineering services with Pegasus Engineering, LLC.

On MOTION by Mr. Bobonik seconded by Mr. Rose with all in favor the Agreement for Engineering Services with Pegasus Engineering, LLC was approved.

SEVENTH ORDER OF BUSINESS Consideration of Security Proposals

- A. Current Demands**
- B. Insyte Security**
- C. Infinite Security**

This item was tabled to a future meeting agenda.

EIGHTH ORDER OF BUSINESS Staff Reports

- A. Attorney**

Ms. Trucco stated we are proceeding with the 558 claim against the developer and we are also working on the claim against the former landscape company. We will provide updates at the next board meeting.

At the workshop I received some direction but wanted to affirm that at the actual board meeting and that was for staff to review and provide modifications to the ACC application and ACC guidelines regarding CDD facilities and property and also facilities that the CDD maintains to make sure we are protected to the largest extent possible.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor Authorizing Staff to modify the ACC application was approved.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor the Check Register was approved with the exception of Guardian 257256, Latham 93123 and Prince and Sons 20481, 22062 and 22086.

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 the field action item list is in the new format that will be used in the future that shows completed items, tasks that are currently underway, and between meetings if there are items you would like to add to this, send an email to me and I will add that to the report. A photo supplement will be attached to the field action items list.

Mr. Showe stated at the workshop we talked about authorizing not to exceed \$13,250 for any emergency tree removal.

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor Authorizing Staff with an amount not to exceed \$13,250 for tree removal was approved.

i. Consideration of Prince & Sons Proposals

a. Foxtail Removals

This item was tabled to a future meeting agenda.

b. Tree Trimming Behind Flora Pass

This item was tabled to a future meeting agenda.

c. Bush Hogging Conservation Iine

This item was tabled to a future meeting agenda.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS


Supervisor's Requests

Mr. Bobonik stated just to reiterate, all vegetation will be assessed again next month by Prince to see what plants/trees will survive, replacement plan is already being discussed, most enhancements are on hold for the next few months because of frost damage, including the roundabout, shade structure for benches in dog park, security guard RFP will go out shortly, decorative lighting will be installed in about two weeks then we will look at other areas for enhancement.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rose seconded by Mr. Peltier with all in favor the meeting adjourned at 1:19 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman