

**MINUTES OF MEETING  
WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **March 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
Dave Hamstra	District Engineer
Jarett Wright	Field Manager
Robbie Szozda	Field Manager
Emir Ogric	Prince and Sons

**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**

Mr. Helman asked why are so many trees being cut down on Four Seasons? Mr. Showe stated we will address that as part of the meeting.

**FIFTH ORDER OF BUSINESS                      Approval of the Minutes of the February 18, 2026 Meeting**

Mr. Showe presented the minutes of the February 18, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the Minutes of the February 18, 2026 Meeting were approved.

**SIXTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

Ms. Trucco stated we are still proceeding with filing a claim against the developer and the claim against the prior landscaper.

**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 with the exception of the following invoices Prince and Sons 20481, 22085, 22062, 22467 and Latham invoice 150179.

**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.

**iv. Consideration of Resolution 2026-01 Updating Local Records Office Location**

On MOTION by Mr. Rose seconded by Mr. Hofer with all in favor Resolution 2026-01 Updating Local Records Office Location was approved.

**D. Field Manager**

**i. Consideration of Proposal to Flush cut Damaged Foxtail Palms**

**ii. Consideration of Proposal to Replace Foxtail Palms**

Mr. Szozda stated the backflow at the main entrance has been fixed. We reviewed the palms that were identified as safety issues and documented 53 trees that have now been cut down and we have a proposal from Prince and Sons for the remaining trees. They have removed the hedges along the front entrance at Four Seasons Boulevard and are waiting on replacements of irrigation. We have ordered the materials for the dog park fencing repairs.

Mr. Wright stated we have a request for proposals for security services to man the front gates and will have the responses at the next meeting.

Mr. Ogric stated the reason we have cut the palms is due to the health of the trees and safety issues.

After discussion of the reasons for removal, types of replacement trees, sod in some areas, agreement with HOA for staging area and cost, an assessment on the shrubs, the board took the following action:

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor an amount not to exceed \$200,000 for palm tree removals, stump removal and tree replacements subject to staff signoff on 558, revised proposals from vendor was approved subject to approval by the chairman.

Mr. Peltier stated on no. 17 we have a dog station that is getting filled from the golfers who think it is a trashcan. The golf course has put a trashcan out there, but they asked if we could move the dog station since it is so close. I think we need staff to look at relocating that.

Mr. Hofer stated we have a water issue at the front fountain.

Mr. Wright stated it was confirmed to be on the Toho side and their responsibility to fix it and they sent a crew out to investigate but it has not yet been fixed. We have to water by hand and you may see some fluctuations in how the plant material looks.

**SEVENTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

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

Mr. Bobonik updated the board on the following: RFPs are being reviewed for the new gate vendor, security guard RFP has gone out, decorative light project in guardhouse has been put on hold while researching 558 issues, after the new trees are put in we are looking to change landscape lighting from high voltage to low voltage, as we start removing trees there will be sections of the landscape lights will be turned off, we will try to maintain the landscape lights at all the gates for visibility.

**NINTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the meeting adjourned at 3:00 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman