

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **April 15, 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
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.

Mr. Showe stated we are adding an item to the agenda, discussion of an irrigation contractor that will help with the 558 claim. We want to make sure you know so that you have time to give the board your thoughts on that prior to them taking a vote.

Ms. Trucco stated we have another item we are adding as a discussion item, and that is about the CDD irrigation controllers.

FOURTH ORDER OF BUSINESS Public Comment

Ms. Kaiden asked why did we not have any decorations outside of the front entrance over the Christmas holidays? We could at least put a wreath on either side, lighted or not because the walls are lighted. We could have done something to make it look more festive.

Mr. Collen stated at the last meeting you said you were replacing some palms with Sabal Palms. Are they not susceptible to disease?

Mr. Ogric stated every palm is susceptible to some sort of disease. Sabals are pretty much bullet proof.

Ms. Miller asked the tree on the curbing in front of my house was sprayed by the landscapers before the freeze and half it died the next day. I have written to the CDD about it but nothing has been done.

Mr. Wright stated I forwarded this to ULS and am waiting for their assessment and response.

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

On MOTION by Mr. Bobonik seconded by Mr. Rose with all in favor the Minutes of the March 18, 2026 meeting were approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-02 Approving Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt

Mr. Showe stated Resolution 2026-02 approves the proposed fiscal year 2027 budget, sets the public hearing for July 15, 2026, directs staff to transmit it to Osceola County and post it to the district’s website. This is the starting point for the budget and sets the ceiling on assessments. You can come down from that number at the public hearing, but you cannot go above it. This proposed

budget contemplates a potential \$400 per home increase to accommodate the CDD taking over the security guard staffing.

Mr. Bobonik stated as discussed in the workshop we want to add the language in the resolution stating that we are not approving this budget, this is a working document and the actual budget will be approved in July. The language needs to be tweaked to make sure everyone understands. The actual budget will be July 15, 2026.

Mr. Showe stated also important for the residents, if there ever is an assessment increase like the one proposed here, you will receive a mailed notice at least 21 days in advance of that hearing. They can still lower it from there.

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor Resolution 2026-02 Approving Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt was approved as amended.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Relating to the November 2026 General Election and Qualifying Period

Mr. Showe stated Resolution 2026-03 is relating to the general election process that will occur in 2026. Seat no. 1 currently held by Mr. Rose and seat no. 4 currently held by Mr. Pierson have terms ending in 2026 and there will be an election for two seats. You have to qualify with the supervisor of elections and the qualifying period is from noon June 8th to noon June 12th. Behind that are the instructions on how to qualify.

On MOTION by Mr. Rose seconded by Mr. Peltier with all in favor Resolution 2026-03 Relating to the November 2026 General Election and Qualifying Period was approved.

EIGHTH ORDER OF BUSINESS

Review and Ranking of Proposals Received for Security Services and Selection of Vender

This item was tabled to a future meeting.

NINTH ORDER OF BUSINESS

Staff Reports

**A. Attorney
Irrigation Contractor**

Ms. Trucco stated at the workshop we talked about the proposals for John Harris, Landscape Economics, LLC to serve as an expert witness for the two pending CDD claims, which is the 558 claim and the claim against its prior landscape vendor as well. He has reviewed those two claims; he has done a site visit and submitted a proposal for consideration by the board to retain his services.

On Motion by Mr. Peltier seconded by Mr. Rose with all in favor Landscape Economics, LLC was retained as professional expert witness services.

Ms. Trucco stated we discussed at length at the workshop an issue that came to our attention from the CDD's landscape vendor regarding the CDD's irrigation controllers. We know the HOA believes there is a benefit from having those cards in but our contractor does not want to proceed with the cards in there.

Mr. Bobonik stated I think what's on the table for us to move forward with is that on controller 14 at Sandhill gate that controls all the irrigation aspect down there. A temporary solution is to remove the chip out of no. 14, because we have plant material going in starting tomorrow or Friday. Remove the chip at this point and that will give us additional time to continue negotiations and seek alternatives on how to work together with the HOA on this item. Some the conversation has been to eliminate interference on irrigation from outside sources, meaning anybody on the boards or residents and it is all turned back over to the actual contractors who are the experts, that has to be some modification as to how to do the oversight. In most cases the way it is set up now is not normal, usually the contractor who is the experts are usually the ones running them. That is not how this is set up. The intent was honorable but unfortunately there were unintended consequences and adequate safeguards were not put in place. The card has to be pulled out over the weekend so the proper irrigation of the trees that were installed in the back gate area will be done. Water conservation is still everyone's priority.

Ms. Trucco stated we need to give the HOA as much notice as possible. I need direction from the board on my correspondence to the HOA attorney.

Mr. Rose stated I recommend we advise the HOA board that due to circumstances beyond our control we are going to have to remove the controller card for controller no. 14 and they can do it themselves or we will do it. We prefer that they do it but if not, we have no choice but to do so.

Ms. Trucco stated we will try to do this as slowly and incrementally as possible because we are subject to our contractor who is not comfortable proceeding with the cards.

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor district counsel was authorized to contact the HOA attorney and request they remove the card for controller no. 14 and if they can't do it, then our contractor will remove it.

B. Engineer

Mr. Hamstra stated starting next week we will reach out to Osceola County, Toho Water Authority, and South Florida Water Management District to try to obtain record drawings or as-built drawings, of the CDD's underground assets. Starting next week, I will personally start reviewing the CDD areas, rights of ways, retaining wall, stormwater ponds, an independent 558 list for the board's consideration.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Hofer seconded by Mr. Peltier with all in favor the check register was approved minus the invoice for Latham 150179, hold the Pape invoice and Prince and Sons removing 22062, 22946 and hold March and April services.

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 that agenda package.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the total of \$2,500 was approved for Prince and Sons for removal of dead plant material.

TENTH ORDER OF BUSINESS Other Business

A resident asked is security going from the HOA to the CDD?

Mr. Showe stated that is the intent but it is important to note that this board has control of the of CDD only. They can't guarantee if they take it that you are going to get an exact offsetting reduction from the other side.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Bobonik stated the bottle brushes and hollies, etc. are trying to come back is fine but the underlying shrubs that is dead the proposal we have is to remove all that material. We plan to get most of the trees in and see how it looks. We are getting suggestions from our landscape people of what to put back in to make the community pop. We want to keep that tropical feel as well resort aspect and we are not going to overplant.

Mr. Rose stated we spoke at the last meeting about the possibility of using Zoom. Is there an update on that?

Mr. Wright stated we did find some equipment, three A1 tracking cameras that are built specifically for broadcasting and streaming, a USB hub, microphones for board members and staff and stream data and Robbie would have a box in front of him that would control which camera is showing and give him the ability to record and the total is around \$1,000 for the equipment. If the board wants to consider this we can do that.

Mr. Showe stated we can put together a proposal and send it to the board.

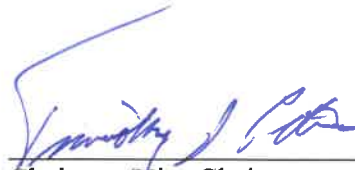
It was the consensus of the board for staff to set up the next meeting on Zoom and try the meeting with one camera on the board table.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the meeting adjourned at 1:48 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman