

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **May 20, 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	GMS
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.

FOURTH ORDER OF BUSINESS

Public Comment

Ms. Williams stated I would like to compliment the CDD in their plans for the landscape. I'm in total support of replacing less trees. I put in European fan palms after the freeze, which is one of the plants you are going to put in and it looks lovely. The hedge behind my house that goes from the guard shack to Estuary on Four Seasons Boulevard, what are you going to put in there? That hedge has had issues since it was butchered. Are you going to replace that hedge with something similar to the hedge that is further down that didn't have problems with cold weather?

Ms. Navarra stated I live on Sand Pierre Court and about a week ago Prince came by and the bush hogged the whole swamp area and it is mess. They left garbage, doggie bags and it is a mess. We have a trees all over Sand Pierre Court and they have been leaning since 2021. We are paying for everyone else to have improvements. We have no sprinklers so the grass is dead.

Mr. Witmer stated I live across from her on Sand Pierre Court and I look at our grass and look at other areas and I heard at the workshop that Bahia was not to be irrigated. I also heard someone say it is all irrigated.

Mr. Hilton stated you have been talking about the verge for 15 months. We have not yet done anything because it is in the 558. Will nothing be done until the lawsuit is settled?

Ms. King stated I'm concerned about the money involved in moving the payment of the guards from the HOA to the CDD. All the bids are around \$200,000 and at the last meeting we specifically said by taking on that burden it would be about a \$400 increase in our dues per household, per year. That means it is costing us \$33 a month. Do you think the HOA will reduce the dues by \$33 a month? I don't. When it was addressed at the HOA workshop the president said, it doesn't matter if it comes out of the HOA or CDD. It does matter. I encourage you not to take over the security.

In response to the comments made by the residents the board discussed the following: Bahia is not irrigated, share of irrigation controls, bush hogging is not complete, trees are not touched in conservation areas, before the freeze we were moving forward on the verge areas removing safety hazards the replanting was postponed because it was put in the 558 and the freeze, expert preparing a report on 558, trying to address issues and not to raise assessments, will put St. Augustine in the verge, the understanding at the workshop is we would not undertake it unless they agreed to have a reciprocal reduction. That does mean your dues are going to drop by that amount because they may have other expenses.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the April 15, 2026 Meeting

On MOTION by Mr. Bobonik seconded by Mr. Rose with all in favor the minutes of the April 15, 2026 meeting were approved.

SIXTH ORDER OF BUSINESS

Review and Ranking of Proposal Received for Security Services and Selection of Vendor

- A. Apex**
- B. DSI Security Services**
- C. FTI Security Services**
- D. Weiser Security Services**

This item tabled.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated I'm looking for direction on the tolling agreement between Khov and the CDD, which is an agreement between the two parties that their timeclock for those claims to be brought will be stalled for a period of four-years under this agreement to allow the parties to try to negotiate out those terms, allow us more time to get expert reports without jeopardizing the statute of limitations period.

On MOTION by Mr. Rose seconded by Mr. Peltier with all in favor the tolling agreement was approved in substantial form subject to staff sign off and Mr. Bobonik was delegated the authority to provide final signoff.

B. Engineer

Mr. Hamstra stated I began my site inspections on Sunday, checking drainage, head walls, pavements, sidewalk and things like that. I started on the west side and I will be out here the next two or three weeks.

C. Manager

- i. Approval of Check Register**

On MOTION by Mr. Hofer seconded by Mr. Rose with all in favor the check register was approved with the exception of the following: GMS invoice 301, Prince and Sons invoices 223689, 23721 and 23903.

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. Presentation of Registered Voters – 785

A copy of the letter from the supervisor of elections reporting 785 registered voters residing within the district.

E. Field Manager

Mr. Szozda reviewed the field management report, copy of which was included in the agenda package then presented a proposal from Prince and Sons.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor proposal no. 1 for Podocarpus in the amount of \$1,560 was approved.

i. Consideration of Landscape Lighting Adjustment Proposal

ii. Consideration of Landscape Gas Increase

These items not addressed.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Bobonik stated just to recap, I want to extend a big thank you to the HOA board members who attended the workshop and we look forward to working with them in the near future, enhancements are going on, replacing some freeze effected material, but there is a shortage of material coming in, we will address the islands next, looking to turn landscape lights to LEDs, the

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Windward CDD

bike lane review is still on the radar, verge replacements still on the radar, the long term program for irrigation is individual meters at every house.

Mr. Peltier stated with all the enhancements, the verges are the priority.

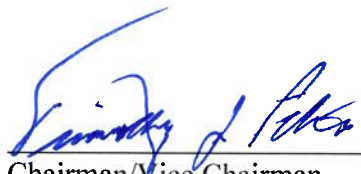
TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the meeting adjourned at 1:49 p.m.
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Secretary/Assistant Secretary



Chairman/Vice Chairman