

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **June 17, 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

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel <i>by telephone</i>
Dave Hamstra	District Engineer
Robbie Szozda	GMS
Emir Ogric	Prince and Sons
Brian Huseman	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. Puccia stated when they mow around the area at the 16th hole on Mystic Dunes they should be cleaning it up.

Mr. Szozda stated there is a washout that is occurring and I will email United to ask them to keep it clean and I will also talk to Mystic Dunes.

Mr. Puccia stated the trees are overhanging and my landscaper trimmed a best he could and weeds are coming up behind the fence. It has been over a year and there has to be a solution.

Mr. Showe stated the board approved the bush hogging proposal, which will get out a lot of the underbrush. They also have a tree pruning proposal to address the trees on our side.

Ms. Gasha stated there are areas of mold on the sidewalks and it is slippery when it rains. Between us and Mystic Dunes the stones are pushing up. The grass in your area is really bad. When are you going to fix it?

Mr. Showe stated that is the issue with the 558. We are not permitted to do any changes until we get further into the claim process.

A resident stated between my villa and the house next to me is CDD property and it is all sandy, the grass has died. When they put in the sod it was half dead, I watered it but it never took and it is creating run off to my back area and every once in a while I have to dig out the sand. United put down an irrigation box, the cover went flying off.

Mr. Showe stated that is on our list from your email.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the May 20, 2026 Workshop and Board of Supervisors Meeting

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor the minutes of the May 20, 2026 workshop and board of supervisors meeting were approved.

SIXTH ORDER OF BUSINESS

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

Mr. Showe stated the board had two presentations from prospective vendors and want to take another month to review the information.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Hamstra stated I finished the third inspection last week, regarding the drainage system, the open space areas and next week I start with the rights of ways, sidewalks, aprons, ADA ramps, both maintenance related and related to the litigation.

Mr. Bobonik stated if you see something that KHov had an engineering error that may result in all of the mold on the sidewalks, but a low area may be causing this maybe include that in the 558.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the check register was approved with the exception of Prince and Sons 24258.

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. Szozda reviewed the field management report, copy of which was included in the agenda package.

1. Consideration of Proposal for Back Flow Repair

No action was taken on this item.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Bobonik stated I want to thank Paula for the signs in front of us; we had a presentation at the workshop from two security firms a decision will be made at the next board meeting; we are ordering decorations, flags, bunting, etc. for the guardhouse and the gates for 4th of July holiday that will also be used in the future; Christmas decorations will be on the list for next couple meetings; setting up a meeting with Toho on the process to have individual water meters; this week Prince will be removing as many root balls as they can, we were unable to get sabals, but they think they have a new supplier, instead of their original plan of planting all sabals, they are going

have sabals going in and they will finish the front area, then the back gate, Four Seasons Boulevard and Sandy Creek being the last phase.

Mr. Peltier asked do we want to have Jason send an update out to the community?

Mr. Bobonik stated as we get more solid information we will get out a notice through the HOA's communications.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the meeting adjourned at 1:20 p.m.
--



Secretary/Assistant Secretary



Chairman/Vice Chairman