Windward
Community Development District

Wednesday
November 18, 2026
10:00 AM

Four Seasons Clubhouse
7813 Four Seasons Blvd.
Kissimmee, FL

Workshop Meeting

1. Call to Order
2. Roll Call
3. Discussion of Resumes
4. Review of Security Transition
5. Discussion of Proposals
    - STAR Technology Group
        - 8772 - Replacement Camera System
        - 8853 - Gate Operator Upgrades including RFID Readers, Tags and Key Fobs.
        - 8967 - Access Control System Upgrades- Compatible with Visitor Management System in Future; Includes Keypad/Fob Readers for Resident Lane
6. Maintenance Items
7. Counsel Items
8. Management Items
    - District Checks- Review for Agenda
9. Adjournment

SECTION III

Application for Windward CDD Vacant Supervisor Position

Barbara Williams
7955 Sabal Point Loop
Kissimmee, FL 34747
(805) 340-6404
Barbsk80@icloud.com

District Manager
Jason Showe
jshowe@gmscfl.com

Dear Jason,

It is with great pleasure that I would like to be considered for the vacant CDD Supervisor position. I have been impressed with the transparency of the current Board of Supervisors and the willingness of the Board and the Management Services Company to work on behalf of the Four Seasons at Orlando Homeowners to ensure our neighborhood's common property is maintained to a high standard. The meetings are conducted very well, giving the community the ability to speak and get issues resolved promptly. The Current Board works well as a team to use the funds wisely and ensure our community remains beautiful. I would be honored to work with the other four members of the CDD Board and I will pay strict attention to my fiduciary responsibilities and follow all laws and statutes.

Applicable Experience

- 40 years of service as a civil servant for the Navy in Test & Evaluation of Naval aircraft, including avionics and weapons systems
    - Lead Systems Engineer for the F-14D Super Tomcat
        - Created contracts, Requests for Proposals, Source Selection Plans and Source Selection Committees
        - Evaluated contractor performance with regards to the contract and governments polices and standards
        - Served on Boards at the major design reviews and test readiness reviews to ensure the aircraft or the avionics were in compliance with approved documentation and the contract
        - Created presentations on status and risks to schedules and budgets to high level Department of Defense (DoD) leadership
    - Independent Program Reviews
        - Established a team and conducted non-attributional reviews of DoD contractors experiencing delays and system problems
        - Met with members of the contractor's staff to discover issues, problems, and risks

        - Provided a report describing findings and proposed solutions for eliminating or minimizing the risks to successful execution
    - Process Improvement
        - Became certified trainer for the software/systems Capability Maturity Model Integration to assess the quality and capability of DoD software/systems contractors
        - Evaluated the contractors to ensure their processes and procedures were providing quality systems within budgets and on schedule, using measures (metrics) to evaluate progress and identify risks

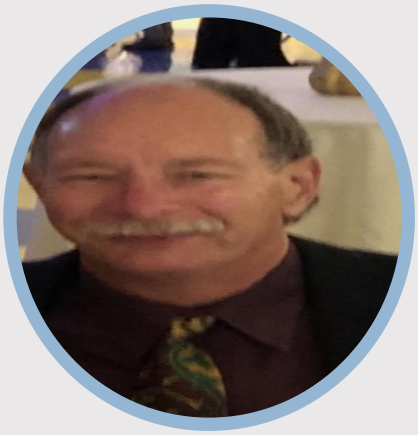
- 3 years as Camarillo Springs Homeowners Association Board President, located at the base of the Santa Monica Mountains in Southern California

    - Since California abolished special districts, HOAs had to perform the functions with the assistance of the Management Company that the Windward CDD does
    - Led the Board and responsible for the maintenance of the common areas to include the Clubhouse and its amenities, streets, landscape, and the Nature Walk created in a creek bed
    - Managed the Board and conducted Board meetings, managed the contractors, and secured emergency resources
    - Worked with the Common Area Association (CAA) Board that oversaw common areas among 5 separate HOA's
    - Managed the recovery and repair from a natural disaster of high amounts of rain over a short time and debris flows into the HOA where 6 homes were red-tagged and 8 homes were yellow-tagged
        - Managed the Geologist who assessed and provided recommendations for establishing the emergency procedures, including evacuation plans with the Office of Emergency Services and the City of Camarillo
        - With the President of the CAA Board secured companies to clear debris and develop plans to minimize damage in future events
        - Represented the HOA at City Council meetings to ensure city services were provided in a timely manner at no expense to the HOA since the debris that caused the damages originated from non-HOA property
        - Engaged with the City to get permits for homeowners to repair their homes in a timely manner

My knowledges, skills, and abilities will complement those of the existing Board members to ensure our community has representation that cares for the community and acts in the best interests of the entire community. The CDD Board has a good handle on the landscape activities, and I would be able to tackle contract development and management and assist in the other activities being performed by the current Supervisors. Thank you for your consideration.



BARBARA WILLIAMS



PROFILE

CONTACT

PHONE:
504-473-5043

EMAIL:
BBTweber@att.net

HOBBIES

Meeting People
Helping people
Staying in Shape/ walking

BRIAN WEBER

1695 Key Bay Trail
Kissimmee, Fl.34747
504-473-5043

EDUCATION

Brother Martin High School
1974 - 1978
College Preparatory Graduate 3.1GPA

WORK EXPERIENCE

Disney Recreation Host
09-2023 - Present
Disney Epcot- Friendship/ Sassagoula H/H
Oct. 01-2022 – 05-13-2023
Deckhand for Friendship Boats

Entergy LP&L- Balance of Plant Team Leader
Jan. 2019–Mar.-2020
Responsible for Supervision of 5 hourly Direct Reports, along with the Daily Operation and Maintenance of approx. 30 Sub-systems of a Fossil Fueled Steam Electric Generating station. Including management and reporting for approx. 5M O&M and 15M Capital budget along with long range budget planning/forecasting

Entergy LP&L- Sr. Technical Support Specialist
Dec-2016–Jan-2019
Entergy New Orleans- Sr. Technical Support Specialist
Jan 2001–Dec-2016
Technical Support for Power Generating facility Operations
Department including training and proficiency testing of all operating personnel
Management of Facility Security (CFR105) for Fossil Fueled Electric Generating Facility.
Managed Facility Safety Program
Managed contracts and contractors for assigned facility projects

SKILLS

Profficient in the daily operation of Fossil fueled (oil and natrual gas) Steam Generating Equipment including water chemistry
Management of hourly personnel
Management and reporting of O&M and Capital budget
OSHA 80hr Certified Safety Specialist
Certified Behavioral Based Safety Ergonomic Specialist

Begin forwarded message:

From: DAVID HORN <dkhorn1948@aol.com>
Subject: Request for Consideration to Become the Windward CDD Board of Supervisors
Date: August 27, 2026 at 5:37:05 PM EDT
To: "JShowe@gmscfl.com" <JShowe@gmscfl.com>

Hello Jason,

My name is David Horn, and I am a retired Management Executive and now permanent resident of the Four Seasons Orlando (FSO) community in Kissimmee, Florida. Once again, I would very much like to be considered as a candidate to join the Windward Community Development District (CDD) Board of Supervisors by filling the available vacancy on the Board of Supervisors identified in your August 27, 2026, announcement to Windward CDD residents. Attached for your consideration is my resume and a list of Special Skills I acquired during my Professional career.

You'll see from my resume and the list of Special Skills that I have considerable experience in managing contracts and individual contractors, as well as in the management and oversight of Capital Improvement projects. Also, you should know that until they were dissolved, I was a member of two Ad Hoc committees (the Maintenance & Operations and Communications committees) in the Four Seasons Orlando (FSO) community that reported directly to the FSO Board of Directors.

It is still my desire to serve my fellow residents here in the FSO community and, since those committees were dissolved by the FSO Board of Directors, I believe that becoming a member of the Windward CDD Board of Supervisors would be a way for me to perform that service.

Should any additional information about me be required by you or any other Windward CDD board member, please contact me directly by telephone, text, or e-mail using the information noted below.

Thank you in advance for your consideration.

Respectfully,

David Horn
7754 Four Seasons Blvd
Kissimmee, FL 34747
Tel: (631) 560-2309
e-mail: dkhorn1948@aol.com

David Keith Horn
7754 Four Seasons Blvd
Kissimmee, FL 34747
631.560.2309 (Cellular)
Dkhorn1948@aol.com

August 27, 2026

Experience Summary

A highly motivated, goal oriented, successful manager with exceptional team management, organizational and administrative skills. More than 54 years of experience in planning, contractual development, oversight, execution, and control of transit-related design, construction, and new technology projects. Twenty-three years of that experience was in providing project management oversight services for the U.S. DOT Federal Transit Administration and the New York Metropolitan Transportation Authority. Over 29 years of experience was in key leadership roles in program management and the management of operations personnel at the Long Island Rail Road.

Professional Summary

DKH Consulting, LLC
Owner / President **(2/13 to 8/23)**

Independent consulting firm specializing in project management oversight of transit-related construction and design projects. Services include providing assessments to improve the effectiveness and efficiency of managerial activities in transit-related projects and effectively evaluating and monitoring transit-related projects in areas of design, scope, budget, and schedule performance throughout the planning, design, construction, and close out phases of the project. Areas of expertise include railroad signaling and communications, new railcar procurements, systems integration, and technical writing.

Engaged by a consulting firm in 2013 to represent the U.S.DOT/Federal Transit Administration in Region II as the Systems Integration Manager in charge of the oversight of $936 million worth of contracts on the MTA's $11.13 billion East Side Access (ESA) Project. Specific responsibilities as the oversight Systems Integration Manager dealt with the oversight of design; fabrication; installation; and integrated testing of electrical, mechanical, communications, and control systems on the new ESA route from Long Island to Grand Central Terminal in Manhattan. Systems-related component activities being evaluated and monitored included communications networks, railroad signaling systems, public address and CCTV systems, Traction Power Substations, security systems, fire detection and suppression systems, tunnel ventilation systems, and microprocessor-based centralized train operation control facilities required for the operation of Long Island Rail Road train service. ESA operational service commenced in February 2023.

Previous work included serving as a Technical Editor to a major transportation agency. Work scope included reviewing and editing reports that were prepared by the agency's Independent Engineering Consultant (IEC) on high-risk projects to ensure the reports were of professional quality and provided comprehensive and accurate information to the agency's executive management. Another work effort for a major transportation agency was

serving as the leader of a Task Force to develop a guideline that would be used by all the agency's operating units to improve specific internal processes.

McKissack & McKissack
Senior Project Manager **(3/09 to 1/13)**
New York MTA Independent Engineering Consultant

Served as the lead Independent Engineering Consultant (IEC) providing overall responsibility for program management oversight of the New York Metropolitan Transportation Authority's (MTA) $1.2 billion Capital Security Program; a program that enhanced the security of the facilities and operations of the transportation network operated by the MTA and its subsidiaries and affiliates. Managerial duties included the direct oversight of 34 highly sensitive security initiatives and the supervision of several other McKissack and sub-consultant personnel involved in the oversight of the MTA's Capital Security Program. Analyzed and prepared Security Program status documentation and recommendations, participated in Security Program strategy meetings, and made presentations to MTA's Executive management and Board of Directors on a periodic basis. At the behest of MTA's Director of Security and other MTA Executive management, served as the owner's project management representative on security-related projects by providing high-quality, confidential, and professional observations, evaluations, recommendations, and reports related to key program/project management elements.

One additional duty included serving as the IEC's representative on an Executive level three-person team to interview industry contractors, provide reports on findings, and assess how the MTA could improve how it does business with the contracting community. To complete that assignment, served as the leader of a two-person team to develop a MTA-wide Best Practices Guideline that addressed one of the major concerns from the contractors.

Jacobs Carter Burgess
Senior Project Manager **(8/04 to 3/09)**
New York MTA Independent Engineering Consultant

Served as the lead Independent Engineering Consultant (IEC) providing overall responsibility for program management oversight of the New York Metropolitan Transportation Authority's (MTA) Capital Security Program, Managerial duties included the direct oversight of numerous highly-sensitive security initiatives and the supervision of several other Jacobs Carter Burgess and sub-consultant personnel involved in the oversight of the MTA's Capital Security Program. Analyzed and prepared Security Program status documentation and recommendations, participated in Security Program strategy meetings, and made presentations to MTA's Executive management on a periodic basis.

An additional responsibility while engaged as the MTA's IEC was to provide program management oversight for $3.2 billion of Signal and Communications

projects at three of the MTA's Operating agencies. Managerial duties included the supervision of three IEC personnel who performed the direct oversight of these projects and prepared periodic reports on the monitored projects for members of the MTA's Board of Directors that sit on the Capital Program Oversight Committee.

Other duties included the overall responsibility for management of a sub-consultant joint venture that performed a fast-tracked analysis of certain elements of the MTA's Capital Security Program. The sub-consultant's tasks included reviewing security-sensitive design documents, identifying gaps or missing design elements, and providing recommendations on opportunities for improvement in overall security for MTA assets.

Fluor Infrastructure/Transportation
Project Director **(8/99 to 8/04)**
Program Management Oversight Program

Provided program management oversight, as a representative of the U.S.DOT/Federal Transit Administration in Region II, on federally funded transit-related projects in the New York City Metropolitan area. Assignments included the oversight of three railcar procurement contracts, valued at approximately $3.45 billion, for New York City Transit and a $1.2 billion program associated with the design, manufacture, installation and/or rehabilitation of signaling and high technology, microprocessor-based train control systems on the New York City Transit system. Other assignments included the oversight of the construction of a $44.6 million Rail Control Center, which now serves as the control center for the entire New York City Transit subway system, and program oversight of the New York Metropolitan Transportation Authority's multi-billion dollar East Side Access (ESA) project, a new rail link to provide strategic improvement of regional mobility to Long Island and Queens residents via direct access to Manhattan's east side and Grand Central Terminal. Evaluation of schedule and cost controls, analysis of program management issues and capabilities, and development of recommendations to mitigate problems and increase the likelihood of achieving project goals in a timely manner were elements of the ESA project oversight responsibilities.

Long Island Rail Road
Senior Project Manager **(3/96 to 6/99)**
Capital Program Management

Managed several multi-departmental teams involved in two contracts to design and procure $473 million of new Electric Cars for the Long Island Rail Road and Metro North Railroad, and four contracts to design and manufacture $412 million of new Diesel Fleet equipment, while simultaneously performing direct management or oversight of eight projects, worth $124 million, associated with the rehabilitation or modification of existing Long Island Rail Road rolling stock. Served as the primary liaison between the Long Island Rail Road's

corporate quality department and its Maintenance of Equipment department on capital projects that involved the procurement or modification of railcar and locomotive fleets.

Project Manager – Capital Program Management (2/89 to 2/96)

Developed, planned, reviewed, coordinated, and managed major capital improvement programs in all disciplines of railroad operations. Maintained liaison with and provided coordination and direction of consulting engineers, contractors, and vendors engaged in technical studies, designs, and construction of major improvement projects and equipment procurements for the Long Island Rail Road. Provided leadership within the Capital Program Management department in redefining the role of quality program managers in the implementation of capital improvement projects by working with the railroad's Quality Assurance director to establish protocols for integrating quality control and quality assurance specialists into the project management teams.

Engineer - Communications Maintenance (1/88 to 2/89)

Planned, organized, and directed the activities of 67 management and labor personnel involved in the procurement, installation, and maintenance of all voice and data telecommunications systems for the Long Island Rail Road. Provided essential management oversight and guidance for all railroad departments and operations requiring voice or data communications services.

Engineer – Communications Construction (1/85 to 1/88)

Planned, organized, and directed the activities of 60 Communications department personnel to effect the installation and implementation of Communications and Signaling equipment and systems.

Supervisor – Communications (6/78 to 1/85)

Overall responsibility for 120 personnel involved in the design, installation, and maintenance of telephone, radio, closed circuit television, security, voice, data, and signal carrier systems. Additional duties included application of administrative and technical skills to implement the satisfactory construction and maintenance of Communications appurtenances and plant facilities.

Assistant Supervisor – Signals (6/75 to 6/78)

Responsible for the installation and maintenance of railroad signaling systems that included highway crossing protection, electronic supervisory circuits, track switching equipment, and automatic speed and train operation controls.

Junior Engineer – Signals and Communications (7/73 to 6/75)

A Management Training Program requiring work in repair shops, administrative and operations sections, and engineering departments throughout the company.

Junior Engineer – Signals, Power and Communications (6/70 to 3/71)

Responsible for the field inspection and control of $69 million of railroad electric propulsion substation construction. Provided direct liaison between non-railroad contractors and railroad management staff. Employment at the Long Island Rail Road interrupted for Military Service.

Education

Master of Business Administration (Total Quality Management)
Dowling College, 1996.

Bachelor of Science Electrical Engineering (BSEE)
Stevens Institute of Technology, 1970.

Cornell University, Management Studies Program, 1984.

Total Quality Management - American Society for Quality Control, 1992.

Military

New York Air National Guard - Captain (7/73 to 8/78)
U.S. Air Force - 1st Lieutenant (3/71 to 6/73)
Security Clearance: Secret (Department of Defense) **(3/71 to 8/78)**

Design and installation of communications systems.

Professional Memberships

Institute of Electrical and Electronics Engineers (IEEE)
- New York Section (Chair) – 2010-2012 & 2017-2019
- Senior Life Member
- Vehicular Technology Society (Past Chair)
- Communications Society
- Women in Engineering Society

American Railway Engineering & Maintenance-of-Way Association (AREMA)

Special Skills and Expertise for David K. Horn

- More than 54 years of experience in the public sector of transportation-related engineering, construction, operations, and oversight that includes planning, contractual development, execution, and control of design, construction, new technology, and security-related projects.

- Over 29 years of the experience in key leadership roles in program management and the management of operations personnel at the Long Island Rail Road (LIRR) in New York, leading to a firm understanding of transit operational planning and philosophy.

- Over 25 years' experience as a program/project oversight consultant on the New York Metropolitan Transportation Authority's (MTA) fleet procurement, new technology, and security related programs and projects – 14 years as a Project Management Oversight Consultant to the U.S.DOT/Federal Transit Administration in Region II and over 9 years as an Independent Engineering Consultant (IEC) to the MTA.

- Extensive experience in the evaluation of schedule and cost controls, analysis of program management issues and capabilities, assessment of quality control/quality assurance programs and methodologies, and development of recommendations to mitigate problems and increase the likelihood of achieving project goals in a timely manner.

- Eleven years of direct management of multi-departmental teams.

- Management of numerous projects related to railroad signaling and communications, rail vehicle modifications, design and installation of rail car simulators, station modifications, and compliance with federal "Americans with Disabilities Act" requirements.

- Responsible for project management, engineering management, cost estimating, and schedule development, as well as maintaining liaison with and providing coordination and direction of consulting engineers, contractors, and vendors engaged in technical studies, designs and construction of major improvement projects and equipment procurements.

- At the LIRR, was instrumental in redefining the role of Quality Program managers in the implementation of capital improvement projects by working with LIRR's Quality Assurance director to establish protocols for integrating quality control and quality assurance specialists into the management teams for every capital improvement project at the LIRR.

- Over 18 years of experience in the management of up to 120 personnel involved in the construction and maintenance of LIRR communications, signal, and power equipment.

- Over 10 years of experience at the LIRR in the management of personnel involved in the procurement, installation and maintenance of telecommunications systems, including telephone, radio, closed circuit television, security, voice, data, and signal carrier systems.

- Over 8 years of experience in the installation and maintenance of railroad signaling systems, including highway crossing protection, electronic supervisory circuits, track switching equipment, and automatic speed and train operation controls.

Special Skills and Expertise for David K. Horn

- Experience in the field inspection and control of railroad electric propulsion substation construction, including duties to provide direct liaison between non-railroad contractors and railroad management staff.

- Experience in assisting NYCT's capital Program Management department in the recognition and implementation of quality control and quality assurance criteria during NYCT's development of its application for ISO 9000 certification and the New York State Governor's Excelsior Award for quality.

- Instrumental in developing a model Total Quality Management program for LIRR's Capital Program management department to ensure that all planning and design criteria, operational, quality, and regulatory requirements were recognized and that a consistent and uniform control of the requirements was properly established and maintained.

From: Dory McMichael <dorymarie1@gmail.com>
Subject: CDD Vacancy
Date: August 27, 2026 at 1:07:54 PM EDT
To: "JShowe@gmscfl.com" <JShowe@gmscfl.com>

Hi,

I am submitting my request to be considered for the CDD Board vacancy.

I am a homeowner at Four Seasons and currently a member of the Finance Committee.

My background is in the financial side of healthcare, holding both technical and leadership positions.

Competencies include:

*Financial analysis of large/small customers, including Commercial/Public & Labor/Medicare/Medicaid:
-Underwriting, forecasting, projections, reconciliations

*Contract Development/Execution along with Competitive Contracting:

-Negotiated contracts with National customers, consultants, and 2 of the Top 3 Pharmacy Benefit Managers (PBMs). Participated in Union bargaining for benefit negotiations. Managed contractual performance once executed.

*Request for Proposal (RFP) Development and Execution:

-Developed, reviewed, and responded to RFPs, along with executing RFP responses into contractual documents. Developed, executed, and managed Performance Guarantees and Service Level Assessments.

*Leadership responsibilities:

-Managed a team of underwriters, analysts, and Sales consultants, including career development and technical support.

*Communication:

-Ability to communicate effectively in both oral and written formats; Ability to present subjects tailored to the experience of the audience (technical vs non-technical).

In addition, I have attached my resume.

Please let me know if you have any questions.

Sincerely,

Dorothy (Dory) McMichael

Dorothy (Dory) McMichael
2305 Seagrass Point
Kissimmee, FL. 34747
215-206-0655 - dorymarie1@gmail.com

PROFESSIONAL SUMMARY

Highly motivated individual who utilizes technical acumen, strategic thinking and communication skills to drive positive financial results. Seeking a leadership position to employ these skills to become a positive contributor to the success of an organization.

EMPLOYMENT HISTORY

Director, Pharmacy Value Solutions, CareFirst Blue Cross Blue Shield, Baltimore, MD
October 2019 through present

- Responsibilities during this time include the following Pharmacy functions: Strategy, Vendor Management, Vendor Invoicing, Sales/Account Management, Implementation, RFP Support, External Customer Audits, Financial Guarantee evaluation and reconciliation (for both PBM and downstream ASO customers).
- As a single contributor in 2019, built the Pharmacy Value Solution team to 15 associates (including 2 managers) each performing the functions outlined above.
- Established Processes and Standard of Procedures to support the new pharmacy functions.
- Provide pharmacy training to medical underwriting, medical sales/account team and others areas within CareFirst.
- Collaborate with Underwriting to develop a strategy that results market competitive solutions for Customers along with profitable results for CareFirst.
- Interact with PBM on a daily basis and lead financial discussions regarding the CareFirst book of business. Support Pharmacy Underwriting discussions with PBM as it pertains to individual ASO customers.
- Review all PBM updates often working with pharmacists to balance clinical and financial impacts on the CareFirst book of business. Present results and make appropriate recommendations to CareFirst Leadership.
- Provide pharmacy expertise to Finance with regard to drug spend and rebate forecasting.
- During 2021/2022, worked with Consultant to develop the PBM RFP. Participated in RFP discussions with bidders, provided financial expertise in evaluating the financial offer and actively participated in the contract negotiations between CareFirst and the two PBM finalists.
- Participated in the PBM Re-Implementation initiatives and led 2 financial work streams.

Director, Pharmacy Underwriting, Aetna, Blue Bell, PA / Hartford, CT
April 2008 through October 2019

- Responsible for Commercial and Medicare self-insured pharmacy underwriting across all segments (National Accounts, Public and Labor, Middle Market, International) including both new business and renewal. Annual activity exceeds 3,000 quotes.
- Managed a team of 22 pharmacy underwriters including 2 managers and 20 front line underwriters. Effectively provided proactive feedback and coaching on an ongoing basis.
- Managed financial responses to any requested contract changes often collaborating with Legal; maintains signature authority for financial documents.
- Support team in financial discussions with customers, consultants, brokers in collaboration with Pharmacy and Medical Sales. Lead discussions when appropriate.
- Led customer specific internal pricing approval calls that include both Pharmacy and Underwriting Leadership along with Sales.
- Worked across multiple organizations within underwriting to achieve successful integrated (medical/pharmacy) results. Developed roles and responsibilities guidance for medical and pharmacy underwriting collaboration.

Dorothy (Dory) McMichael
2305 Seagrass Point
Kissimmee, FL. 34747
215-206-0655 - dorymarie1@gmail.com

- Drove profitable business results by implementing a pricing strategy that includes: development of competitive selling rates, formulary strategy and optimization of products/services. Collaborate with other organizations (Pharmacy Actuarial, Sales, Product) in order to achieve positive results.
- Oversaw the development of current standard work for pricing, multiple workflow processes and variance authority guidance for current selling season. Led the development of financial responses to RFP questionnaires. Established pharmacy service performance guarantees to support quoting activity.
- Developed the pharmacy underwriting team from one associate in 2008 to current team of 22 associates. Developmental tasks included: hiring associates, initial classroom and individual training modules, establishing pharmacy underwriting procedures and ongoing mentoring of pharmacy underwriters to support their success on the team. In addition, developed and led annual pharmacy underwriting training bringing together subject matter experts from other areas within the enterprise.

National Accounts Underwriting, Aetna Blue Bell, PA
May 1984 to April 2008 - Various titles

- Progressed from Medical Underwriter to Manager to Assistant Regional Director in National Accounts Underwriting.
- Managed a team of 5 medical underwriters providing technical expertise, training and coaching to support career development.
- Responsible for underwriting multiple products including Medical, Pharmacy, Dental, Life and Disability through the 24 year period.
- Provided underwriting services for an assigned customer book that included customers in excess of 100,000 members. Actively participated in customer meetings and was responsible for presenting renewals, accounting's, plan changes and other financial requests.

EDUCATION
Cabrini College, Radnor, PA

- Bachelor of Science in Mathematics and Business Administration
- Valedictorian; Graduated Summa Cum Laude

From: MARK ESSENBERG <messenberg63@hotmail.com>
Subject: Re: Windward CDD - Board Position
Date: November 6, 2026 at 2:46:09 PM EST
To: Jason Showe <jshowe@gmscfl.com>

Aloha Jason,

I am interested in the vacant position on the CCD board at Four Season at Orlando.

We have lived at Four Seasons Orlando for over five years. I'm a retired Army Officer, Lieutenant Colonel, Military Police. I feel that I could contribute, and be value added to the CDD board.

Brief Description of previous leadership positions:

Military Police Platoon Leader: 92- 95

Company Executive Officer: 95- 96

Executive Assistant to the Deputy Commandant US Military Police School: 97

Student Military Police Advanced Course: 97

Military Police Company Commander: 98- 2000

Professor Of Military Science, Syracuse University: 2000- 2004

Provost Marshal, US Army Corps of Engineers, Pacific Ocean Division: 04- 05

Chief Assessment Officer, Multi National Forces Iraqi: 05- 06

Commander, Hawaii Field Office, Criminal Investigations Division: 07- 09

Chief, Antiterrorism Officer, US Army Pacific: 09- 12

Deputy, Antiterrorism Plans and Programs, Pacific Command: 13- 21

Mark

Mark R. Essenberg
7782 Four Seasons Blvd.
Phone 808-781-0572

MICHAEL J. DiPAOLA
2093 Flora Pass Place
Kissimmee FL 34747

Licensed Florida Community Association Manager

PROFESSIONAL SUMMARY

Experienced, dedicated Licensed Florida Community Association Manager with 18+ years of experience in community association management and the timeshare industry. Proven background in community operations, property maintenance, budgeting, vendor management, and homeowner relations. Maintains continuous state certification and recertification in accordance with Florida law. Brings a unique combination of professional expertise and firsthand homeowner experience, including more than 10 years as a condominium owner and six years as a homeowner in the Four Seasons HOA community. Committed to supporting responsible community management, protecting property values, and promoting the best interests of residents and homeowners.

CORE COMPETENCIES

- Community Association Management
- Timeshare Operations
- Property Maintenance and Operations
- Budgeting and Financial Oversight
- Vendor Management and Coordination
- Homeowner and Resident Relations
- HOA Policies and Community Standards
- Condominium and Homeowner Association Operations
- Operations and Maintenance (O&M) Committee Participation
- Community Engagement and Problem Resolution

PROFESSIONAL EXPERIENCE

Licensed Florida Community Association Manager

Community Association Management and Timeshare Industry

- More than 18 years of professional experience managing and overseeing community association operations.
- Maintained Florida state licensing through continuous certification and recertification as required by state law.
- Oversaw property maintenance and operational responsibilities to support the upkeep and effective management of communities.
- Worked with vendors and service providers to coordinate maintenance, services, and community needs.
- Participated in budgeting and operational planning to support responsible community management.
- Maintained professional relationships with homeowners and residents while addressing community concerns and expectations.
- Developed extensive knowledge of the operational needs and challenges associated with time-share properties and community associations.

HOMEOWNER EXPERIENCE & COMMUNITY INVOLVEMENT

Four Seasons Orlando HOA Community

Resident and Homeowner | November 2020–Present

- Resident of Four Seasons Orlando since November 2020, with firsthand knowledge of the community and its residents.
- Served as a volunteer on the Operations and Maintenance (O&M) Committee until the committee completed its mission.
- Gained direct experience with community maintenance priorities, homeowner concerns, and the importance of effective HOA operations.
- Brings a homeowner's perspective to community matters, balancing resident expectations with practical management considerations.

Condominium Ownership

Condominium Owner | More Than 10 Years

- More than 10 years of firsthand experience as a condominium owner.
- Developed a personal understanding of condominium ownership, community association responsibilities, property upkeep, and homeowner expectations.

PROFESSIONAL QUALIFICATIONS

- Licensed Florida Community Association Manager.
- More than 18 years of professional management experience.
- Continuous state certification and recertification in accordance with Florida law.
- Extensive experience in timeshare operations and community association management.
- Demonstrated commitment to community involvement through volunteer service on the Four Seasons O&M Committee.

PROFESSIONAL OBJECTIVE

To apply extensive community association management experience, practical operational knowledge, and firsthand homeowner perspective to support effective governance, responsible property management, and the long-term interests of the Four Seasons Orlando community.

SECTION V

STAR Technology Group
3877 39th Square
Vero Beach, FL 32960
772-569-0800, 239-422-5503
https://www.startechgrp.com
License No.State of FL ES12001555

CUSTOMER
K Hovnanian's Four Seasons at Orlando
7980 Four Seasons Boulevard
Kissimmee, FL 34747

SHIP TO
7980 Four Seasons Boulevard Kissimmee
7980 Four Seasons Boulevard
Kissimmee, FL, 34747

ESTIMATE 8772
DATE 09/18/2026
Valid for:30 Days

PROJECT
Replacement Camera System
SCOPE OF WORK

SALES REP
Andrew Batelaan

Formosa Gardens Equipment

This estimate covers the requested camera upgrades and changes to be made to the Main Gate for the community.

Phase 1

The existing Cabling, Camera and Network Equipment will need to be removed, identified and managed in order to provide proper documentation and install.

Once that is complete new network equipment will be installed in order to provide POE power to cameras and remote network management. This network equipment will be:

One (1) Managed Network Router
One (1) 8-Port POE Network Switch
One (1) 16-Port POE Network Switch

This equipment will provide more visibility into the network to help with troubleshooting of any camera or internet issues. In addition lithium ion UPS Protection will be installed at each location.

The 8 Port Switch will be installed in the cabinet at the front of the guard house along with the router due to this being the Demarc Location for the Internet. The existing Network rack mounted on the wall will be used to house the new 16 port switch and UPS but no other equipment will be installed.

In addition to the network upgrades we will also install a Wifi Access Point in order to offer the guard house stronger and managed wifi access in the guard house as part of the overall solution.

Phase 2

Once all cabling has been labeled and Identified then all existing cameras will be replaced re-using the same locations but adding 3 new cameras to the system.

Existing Camera locations that will be replaced:

- Main Entrance Drive Up
- Exit Scene
- Resident Scene
- Visitor Scene

- Resident Tag
- Visitor Tag

New cameras that will be installed:

- Interior Scene
- Visitor Face Camera
- Rear Guard House Scene (180 pano camera)

New cabling will be routed to these locations and will be terminated and connected to the switch located in the existing network rack.

In addition network surge protection will be installed in the network rack and connected to ground in order to protect incoming surges from the tag cameras since they leave the building structure itself.

Phase 3

The NVR will have 12TB of local recording storage and will be placed on the desk above the internet equipment or mounted on the wall.

One (1) 65" TV will be installed directly above the NVR so that a HDMI connection to the TV can be made easily.

Installing the NVR in this way is the cost effective and most reliable solution. This way all connections are made directly from the NVR to the TV and local controls such as keyboard and mouse are readily available. If the NVR was located somewhere else then additional cable runs or cable conversion devices would be needed in order to provide video and PC controls.

Guard will have a local log in with restrictions set for viewing and playback of recordings only with no other controls allowed. The NVR will be connected to the local network and remote viewing and support can be performed in this configuration.

Formosa Gardens Equipment SUB-TOTAL	$16,829.17
Formosa Gardens Equipment TAX	$1,252.81
Formosa Gardens Equipment TOTAL	$18,081.98

Mystic Dunes Equipment

This estimate covers the installation of cameras for the Mystic Dunes Entrance and Exit gate.

Phase 1

This phase will include the infrastructure to the be installed for the requested camera system.

One (1) 4x4x12 post will be installed in order to provide a mounting location for the proposed 4 cameras.
One (1) Weatherproof equipment enclosure will be installed near the base if this post for the local recorder

Please Note: The quoted enclosure has built in outlets and fans that will require (1) 120 volt circuit that can be tied into the same circuit that feeds the existing barrier arms. Electrical contractor to provide this circuit is not included in this estimate.

Phase 2

Once the infrastructure is in place then the following equipment will be installed:

- One (1) Hardend industrial PC for recording and viewing
- Two (2) 180 degree panoramic cameras (one camera facing outbound and one inbound)
- Two (2) LPR cameras (one facing inbound and one outbound)
- One (1) 8 port POE switch for network connectivity and power
- One (1) lithium Ion UPS for power and surge protection.

All cameras will be mounted near the top of the camera post and be aimed accordingly.

Note: At the time of this quote there is no local Internet to connect to. (Star can provide a cell option with a data plan if hardwired internet is not an option.

Mystic Dunes Equipment SUB-TOTAL	$10,960.95
Mystic Dunes Equipment TAX	$812.70
Mystic Dunes Equipment TOTAL	$11,773.65

Sand Hill Equipment

This estimate covers the replacement of the existing camera system and network infrastructure.

Phase 1

All existing camera posts, conduit and cabling will be reused for the infrastructure but the existing equipment enclosure is not big enough.

The existing enclosure where the modem is located will be removed and a new 20x16x8 vented enclosure with built in outlets will be installed to provide more room for equipment and organization.

Internet modems will have to be temporarily removed along with the old camera equipment and then the modem may be moved to the other enclosure depending on space.

Once this change is made then the install can progress to the next step.

Phase 2

The entrance lane will receive the following cameras:

- One (1) bullet style camera mounted on the concrete column at the front of the gate
- One (1) turret style camera will be mounted on the existing camera post near the top in place of the existing camera location
- One (1) LPR camera will be mounted on the existing camera post where the existing turret camera is installed for license plate capture

The exit lane will receive the following cameras:

- One (1) turret style camera will be mounted on the existing camera post in place of the existing turret up high
- One (1) LPR camera will be mounted on the existing camera post where the existing turret camera is installed for license plate capture

Phase 3

Once all cameras have been installed then the following equipment will be installed to support the cameras:

- One (1) Hardend PC NVR for recording and viewing
- One (1) 8 port POE Switch for network connectivity and power
- One (1) lithium ion ups for surge and power protection

Surge protection will be added to the camera lines in order to protect the network equipment.

Sand Hill Equipment SUB-TOTAL	$10,329.78
Sand Hill Equipment TAX	$765.36
Sand Hill Equipment TOTAL	$11,095.14

Old Lake Wilson Equipment

This estimate covers the installation of cameras for Old Lake Wilson Gate.

The existing camera posts and equipment enclosure will be re-used for this install and all old equipment will be removed.

Phase 1

The following cameras will be installed on the existing posts:

- One (1) Turret style camera will be mounted at the top of the inside camera post
- Two (2) LPR cameras will be mounted at LPR height on the inside camera post
- One (1) Turret Style Camera will be mounted at the top of the outside camera post

Phase 2

The Following equipment will be installed inside the existing equipment enclosure

- One (1) Hardend PC NVR for recording and viewing
- One (1) 8 Port POE switch for network connectivity and power
- One (1) Lithium Ion UPS for surge and power protection

New surge protection will be installed on the existing camera lines in order to protect all network equipment

Old Lake Wilson Equipment SUB-TOTAL	$8,255.42
Old Lake Wilson Equipment TAX	$609.78
Old Lake Wilson Equipment TOTAL	$8,865.20

Estimate 8772 Replacement Camera System

SUB-TOTAL	$46,375.32
TAX	$3,440.65
Discount	$0.00
TOTAL	$49,815.97

Quote Terms and Conditions

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    c. Approval: If both parties agree to the proposed changes, an authorized representative from each party will sign the change order document.

    d. Implementation: Upon approval, the change order will be implemented as part of the project, and any adjustments to costs or schedules will be incorporated.

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    b. Hazardous materials or environmental issues
    c. Structural issues or deficiencies not identified during the initial site assessment.
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10. **Warranty**: The equipment and installation services provided are warranted for a period of 12 months from the date of installation against defects in materials and workmanship. This does not include Acts of God, vandalism and or misuse of equipment by owner or other parties. The warranty period shall start upon completion of the installation and sign off final inspection. All Service or Warranty Calls must be generated by an authorized person who can sign and approve the service ticket.
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13. **Shipping Fees:** Unless included in the quote, Shipping and Handling fees will be assessed at the end of the project and billed to the customer.
14. **Governing Law:** This contract shall be governed by and construed in accordance with the laws of Indian River County, Florida.

_____

Signed

_____

Accepted by Print Name

_____

Title

_____

Date

STAR Technology Group
3877 39th Square
Vero Beach, FL 32960
772-569-0800, 239-422-5503
https://www.startechgrp.com
License No.State of FL ES12001555

CUSTOMER
K Hovnanian's Four Seasons at Orlando
7980 Four Seasons Boulevard
Kissimmee, FL 34747

SHIP TO
7980 Four Seasons Boulevard Kissimmee
7980 Four Seasons Boulevard
Kissimmee, FL, 34747

ESTIMATE 8853
DATE 10/12/2026
Valid for:30 Days

PROJECT
Gate System Upgrades and Changes (Revised)

SALES REP
Andrew Batelaan

SCOPE OF WORK

Please note: If the community would like for STAR to take over management and control of the existing PDK hardware then the community will have to send a request to PDK to transfer ownership of the account to either the community or STAR.

If this is not complete then the other vendor will have to be contacted for any and all changes to the access control system.

Replacement Operators for Formosa Gardens Gate (Main Entrance)

Upgrade Barrier Arms at the Main Gate

Phase 1

The existing Liftmaster MegaTowers that are currently in use but experiencing service issues will be removed and all cabling connected to the units will be inspected.

This includes the high and low voltage cabling along with the gate safety loops under the pavers.

Once everything has been identified and tested then the new operators will be prepped for install.

Phase 2

Five (5) New generation Liftmaster Techna Barrier Arm Operators, with swing away arms, will be installed in the same footprint as the Megatowers. New mounting hardware will be used and all the cabling will be connected to the operator for power and low voltage control.
LiftMaster Techna Barrier Arms have a 2 Year Hardware Warranty

Ditek 120 volt surge protection will be added to the incoming power for equipment protection.

Once the operators are up and running the Techna operators will be set for full speed operation.

Phase 3

The existing Doorking telephone entry that is no longer used will be powered down since the system is no longer part of the access control to the community.

In efforts to help with the range of the Liftmaster Clicker Receiver an antenna extension kit will be installed and mounted on the existing column facing the guard house.

Replacement Operators for Formosa Gardens Gate (Main Entrance) SUB-TOTAL	$26,270.60
Replacement Operators for Formosa Gardens Gate (Main Entrance) TAX	$1,960.92
Replacement Operators for Formosa Gardens Gate (Main Entrance) TOTAL	$28,231.52

Replacement Operators for Mystic Dunes Gate

This cost center covers replacing the existing Liftmaster Megatowers with new generation Liftmaster Techna Barrier arms.

Phase 1

The existing Megatowers for entry and exit will be removed and all cabling and safety devices will be inspected to ensure proper operation.

The entry Megatower does have an equipment enclosure mounted to the side of the unit which will need to be removed and relocated to a new mount coming from the dirt and not on the barrier operator itself.

This will require potentially new conduit to be routed from the new operator over to the enclosure that contains all the access control hardware.

Phase 2

Once cabling has been identified and tested then the new Techna operators will be installed in the same footprint as the Megatower and will be calibrated for fast opening and closing operation.
LiftMaster Techna Barrier Arms have a 2 Year Hardware Warranty

Ditek 120 volt surge protection will be installed in the incoming 120 in order to protect the hardware.

All existing keypads and access control equipment will be re-used for this install.

Replacement Operators for Mystic Dunes Gate SUB-TOTAL	$10,699.98
Replacement Operators for Mystic Dunes Gate TAX	$793.12
Replacement Operators for Mystic Dunes Gate TOTAL	$11,493.10

Service Audit and LED Lights for Sandhill Gate

Service Audit and Add LED Lighting to Swing Gates at Sandhill Gate

- Qty 4 Red / Green LED Kit with Track for mounting to bottom of swing gates
- Misc Material
- Complete Service Audit of Operators
- Labor
- Freight Included

Service Audit and LED Lights for Sandhill Gate SUB-TOTAL	$3,547.75
Service Audit and LED Lights for Sandhill Gate TAX	$260.46
Service Audit and LED Lights for Sandhill Gate TOTAL	$3,808.21

Service Audit and LED Lights for Old Wilson Gate

Service Audit and Add LED Lighting to Swing Gates at Old Wilson Gate

- Qty 4 Red / Green LED Kit with Track for mounting to bottom of swing gates
- Misc Material
- Complete Service Audit of Operators
- Labor
- Freight Included

Service Audit and LED Lights for Old Wilson Gate SUB-TOTAL	$3,547.75
Service Audit and LED Lights for Old Wilson Gate TAX	$260.46
Service Audit and LED Lights for Old Wilson Gate TOTAL	$3,808.21

Add RFID Readers at all 4 Gates

Add Long Range RFID Reader at all 4 Gates

- Nedap Long range RFID Reader with Pole Mount and Weather Hood
- 12' Black Aluminum Mounting Post (8' above ground).
- Concrete
- Grounding
- Surge Protection
- Cabling and Conduit
- Misc Material
- Freight Included

Add RFID Readers at all 4 Gates SUB-TOTAL	$39,829.40
Add RFID Readers at all 4 Gates TAX	$2,914.08
Add RFID Readers at all 4 Gates TOTAL	$42,743.48

RFID Tags - Qty 2000

Qty 2000 Nedap RFID Tags

- Headlamp or Windshield
- Freight Included

RFID Tags - Qty 2000 SUB-TOTAL	$19,830.00
RFID Tags - Qty 2000 TAX	$1,453.50
RFID Tags - Qty 2000 TOTAL	$21,283.50

High Security Key fobs - Qty 2000

High security Key Fobs for Residents

- Qty 2000
- Freight Included.

High Security Key fobs - Qty 2000 SUB-TOTAL	$16,625.00
High Security Key fobs - Qty 2000 TAX	$1,237.50
High Security Key fobs - Qty 2000 TOTAL	$17,862.50

Estimate 8853 Gate System Upgrades and Changes (Revised)

SUB-TOTAL	$120,350.48
TAX	$8,880.04
Discount	$0.00
TOTAL	$129,230.52

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Signed

_____

Accepted by Print Name

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Title

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Date

STAR Technology Group
3877 39th Square
Vero Beach, FL 32960
772-569-0800, 239-422-5503
https://www.startechgrp.com
License No.State of FL ES12001555

CUSTOMER
K Hovnanian's Four Seasons at Orlando
7980 Four Seasons Boulevard
Kissimmee, FL 34747

SHIP TO
7980 Four Seasons Boulevard Kissimmee
7980 Four Seasons Boulevard
Kissimmee, FL, 34747

ESTIMATE 8967
DATE 11/03/2026
Valid for:30 Days

PROJECT
Access Control System Only with Upgrade to VMS Later
SCOPE OF WORK

SALES REP
Andrew Batelaan

Access Control Upgrades One Time Cost

Access Control Hardware and One Time Costs, Can be upgraded to Visitor Management in the Future

- On boarding, Database work for Resident Credentials.
- Centurion CT-LT Controller for all four gates. 2 Year Hardware Warranty
  - Main Gate
  - Mystic Dunes
  - Sandhill
  - Old Lake Wilson
- High Security Keypad and Fob Reader for all four Gates for Resident Access with pedestal - 2 Year Hardware Warranty
  - Main Gate
  - Mystic Dunes
  - Sandhill
  - Old Lake Wilson
- Cabling/Conduit
- Managed Router and PoE Switches for all four gates - 1 Year Hardware Warranty
- Surge Protection
- Battery Backup for Network and Centurion Controllers - 1 Year Hardware Warranty
- Misc Material
- Labor/Programming
- Freight Included

Access Control Upgrades One Time Cost SUB-TOTAL	$35,472.36
Access Control Upgrades One Time Cost TAX	$2,454.18
Access Control Upgrades One Time Cost TOTAL	$37,926.54

Access Control Recurring Cloud Fees and Licensing - Recurring Monthly

Recurring Monthly Licensing for 560 Homes - No Visitor Management Licensing Included at this time.

- CT-LT License (Main Gate)
- Qty 3 CT-LT Additional Entrance License
  - Mystic Dunes
  - Sandhill
  - Old Lake Wilson
- Centurion Door License for Resident Fob Reader at Gates
  - Main Gate

- Mystic Dunes
- Sandhill
- Old Lake Wilson

Access Control Recurring Cloud Fees and Licensing - Recurring Monthly SUB-TOTAL	$194.00
Access Control Recurring Cloud Fees and Licensing - Recurring Monthly TAX	$0.00
Access Control Recurring Cloud Fees and Licensing - Recurring Monthly TOTAL	$194.00

Estimate 8967 Access Control System Only with Upgrade to VMS Later

SUB-TOTAL	$35,666.36
TAX	$2,454.18
Discount	$0.00
TOTAL	$38,120.54

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_____

Signed

_____

Accepted by Print Name

_____

Title

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Date

SECTION VIII

to be provided under separate cover