

**MINUTES OF MEETING
SAN SIMEON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the San Simeon Community Development District was held on March 13, 2026 at 10:15 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Raisa Krause
Vanessa Perez

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Michael Pawelczyk
Juliana Duque
Benjamin Quesada

District Manager, GMS
District Counsel
GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum we have Teresa Baluja, Raisa Krause, and Vanessa Perez. With us from GMS is Juliana Duque, Ben Quesada, and myself, Jesus Lorenzo.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 14, 2025 Meeting**

Mr. Lorenzo: The next item is approval of the minutes of the November 14, 2025 meeting. If there are any corrections, deletions, or adjustments, please let me know. If not a motion would be in order.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the November 14, 2025 Meeting, were approved.

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San Simeon CDD

THIRD ORDER OF BUSINESS

**Consideration of Resolution #2026-02
Approving the Proposed Fiscal Year
2027 Budget and Setting the Public
Hearing**

Mr. Lorenzo: The next item is consideration of Resolution #2026-02, approving the proposed Fiscal Year 2027 budget and setting the public hearing. Page 10 is the cover sheet then you'll see the table of contents. I'm going to try not to go too in depth unless you guys have any questions and you can stop me at any time. You have the general fund on the next page, which is page 14 of your agenda package. A couple changes to note, you'll see a 6% increase in a couple items; the trustee's fees, the management fees, and website maintenance. There was an increase of 10% for the general liability insurance. Legal advertisement went up to \$3,500 from \$4,500 just to make sure that we have enough for next fiscal year. On the field side there's a 6% increase on the field management, there's a 5% estimated increase in the landscaping maintenance. There's no increase with the landscaping company; it's just something to have as a buffer for the budget. Aside from that, there was a slight increase in lake maintenance, again for the same reasons, just to prepare in case there is an increase in the future. There is no increase on the overall budget. On pages three and four is the budget narratives. The Debt Service Series 2019 Bond, the special assessments, you'll see the table there and the amortization schedule for the Series 2019 Special Assessment Bonds which matures on June 15, 2049. You'll see the comparison at the last page for the single-family townhomes and villas within the Ramblas and same thing at the Paseos, the townhomes and the villas and Vistas as well. The townhome and the villas total 702 units. You'll see the breakdown of the annual maintenance assessments and then the annual debt assessment.

Ms. Baluja: This drainage maintenance line item, is that in line with what our other budget is?

Ms. Duque Hernandez: That is correct.

Mr. Lorenzo: In June you have the 8th advertised as your monthly meeting so we would have to advertise for June 15th if the Board is open.

Ms. Baluja: No, we'll do it on the June 12th with all the other meetings.

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Mr. Lorenzo: Got it.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing on June 12, 2026 at 10:30 a.m. at 5505 Waterford District Drive, was approved.

FOURTH ORDER OF BUSINESS

Discussion of:

A. Procedures for Landowners Election Meeting – November 13, 2026

Mr. Lorenzo: Moving forward to the discussion of procedures of the landowner's election meeting set to take place November 13, 2026. There's one seat, Seat #4, which is Vanessa's seat.

B. Procedure for the General Election

Mr. Lorenzo: For the procedures for the general election would be Seat #3 and Seat #5, Raisa and Marc. You'll see the breakdown on the next pages and a sample ballot. The Board seats must be filled by qualified electors. They must be registered voters. The attached documents provide qualifying periods and the ballot placement. The general election will take place November 3, 2026 and the voters registration deadline is Monday, October 26, 2026. The registration opens June 8, 2026 at noon and closes June 12, 2026 at noon.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Lorenzo: Grau & Associates performed the fiscal year audit and it was conducted in compliance and found in accordance with accounting principles and standards. Unless the Board has any questions or concerns, a motion to accept will be in place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Audit for Fiscal Year Ending in September 30, 2025, was approved.

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SIXTH ORDER OF BUSINESS

Ratification of:

A. Landscape Maintenance Easement (Hedges) with Las Ramblas at Via Ventura Neighborhood Association, Inc.

Mr. Lorenzo: Item six is ratification of the landscaping maintenance easement agreement for the hedges with Las Ramblas at Via Ventura Neighborhood Association as well as Paseos at Via Ventura Neighborhood Association. You'll find that on pages 61 and 66. The agreements have been signed by the associations and are good to go. A motion to ratify will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Landscape Maintenance Easement (Hedges) with Las Ramblas at Via Ventura Neighborhood Association, Inc., was ratified.

B. Landscape Maintenance Easement (Hedges) with Paseos at Via Ventura Neighborhood Association, Inc.

Mr. Lorenzo:

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Landscape Maintenance Easement (Hedges) with Paseos at Via Ventura Neighborhood Association, Inc., was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Mr. Pawelczyk: The only thing I have is our adjustment proposal for a fee increase. We have not increased our fee since 2019. It has been \$290 to \$225 an hour for partners and associates, respectively. We're proposing to increase that to \$325 and \$250 an hour with a start date effective date of October 1, 2026 and with an understanding that we will not look at this again for three additional fiscal years.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Adjustment to District Counsel Fee Structure, was approved.

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B. Engineer – Engineers Personnel Billing Rates

Mr. Lorenzo: On page 73 you have a letter from Alvarez Engineering regarding an increase. The current rates are from 2019 and then you have the proposed rates for 2026. Unless the board has any questions a motion will be in order.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engineers Personnel Billing Rates, was approved.

C. Field

1) Monthly Report

Mr. Lorenzo: I'm going to go straight to a proposal to revise or replace the hedges at Paseos. You'll see that proposal on page 78. It's \$850. Instead of going with the same gold mound, we are going with Trinettes for \$850. I don't know if the Board wants to suggest something else or if that's okay?

Ms. Baluja: That's fine.

Mr. Lorenzo: They're thinning out.

Ms. Baluja: The only concern I have is that Trinettes typically grow very tall.

Mr. Lorenzo: That's what I was thinking.

Ms. Baluja: It might drown out this back one. So maybe we need to find something different.

Mr. Lorenzo: We're thinking Liriope.

Ms. Baluja: Liriope would be good. I like the Liriope because we've already got a very boxy hedge behind and that way it'll give it some texture.

Mr. Lorenzo: Does the board want to prove a not to exceed?

Ms. Baluja: Sure. Not to exceed \$1,000.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Proposal to Replace Hedges at Paseo with Liriope NTE \$1,000, was approved.

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2) Estimates for Paseos & Las Ramblas Exterior Perimeter

Mr. Lorenzo: You guys know that the agreements were signed, we are just revisiting this. I'm not sure if the Board wants to take any direction on this, but to replace the hedges outside of the exterior, you'll see prices there from Tony's Landscaping as well as Equator. You'll see them alternate. So there's one option which is for Podocarpus and Green Buttonwood. The price from Equator is \$16,710. Tony's landscaping is \$15,570. I was working on a third proposal, but I didn't get it in time. Then you have another option changing to Arbicola.

Ms. Baluja: I'm not ever in favor of replacing anything for Arbicola. We have the money in the budget for this?

Mr. Lorenzo: Yes, we do.

Ms. Baluja: And who's the maintenance company out here?

Mr. Lorenzo: Equator.

Ms. Baluja: As much as I like Tony's price better, maybe we can get Equator to match his price? But I'd rather do Equator so that way they're warranting their own work. See if they're willing to give it to us at Tony's price.

Mr. Lorenzo: No problem.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Equator Landscaping Proposal to Fill in the gaps of hedges with 7-gallon Podocarpus and Green Buttonwood plants (Option #1) contingent upon matching the price provided by Tony's Landscaping in the total amount of \$15,570, was approved.

D. Manager

Mr. Lorenzo: The lift stations are doing well. The annual report was filed and both pump wells were vacuumed last year and in good standing and everything is working okay. You see some pictures there. I have nothing else for the Board.

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EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo: Tab A is the acceptance of the check register and Tab B is the acceptance of the unaudited financials. Do I have a motion from the Board to accept?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Accepting the Check Register and the Unaudited Financials, was approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Is there a motion to adjourn the meeting?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the meeting was adjourned.

Signed by:

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Secretary / Assistant Secretary

DocuSigned by:

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Chairman / Vice Chairman

Certificate Of Completion

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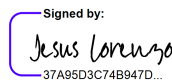
Signer Events

Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

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Signature Adoption: Pre-selected Style

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Signed: 6/12/2026 2:17:13 PM

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Teresa Baluja

teresa.baluja@lennar.com

Chair/ Vice Chair

Lennar Homes LLC

Security Level: Email, Account Authentication
(None)

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Signature Adoption: Uploaded Signature Image

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Signing Complete

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Payment Events	Status	Timestamps
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