

**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 June 12, 2026 at 3:38 p.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Vanessa Perez	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager, GMS
Michael Pawelczyk <i>by Teams</i>	District Counsel
Juliana Duque <i>by Teams</i>	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: With us and constituting a quorum we have Teresa Baluja, Vanessa Perez, and Marc Szasz.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 13, 2026 Meeting

Mr. Lorenzo: The next item is approval of the minutes of the March 13, 2026 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 March 13, 2026 Meeting, were approved.
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San Simeon CDD

THIRD ORDER OF BUSINESS

**Public Hearing to Adopt the Fiscal
Year 2027 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo: I'll need a motion from the Board to go ahead and open the public hearing.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Opening the Public Hearing, was approved.

B. Public Comment Period

Mr. Lorenzo: We don't have any residents present; there is nobody here present at the office.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Lorenzo: Moving forward to consideration of Resolution 2026-03, the annual appropriation resolution for the San Simeon Community Development District related to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 and as mentioned at the proposed budget meeting back in April, there's no increase to this budget.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-03 Annual Appropriation Resolution, was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to Resolution 2026-04 to levy the non ad valorem assessments, certify and impose, and submit the attached assessment rolls to the Miami-Dade County Tax Department. Unless the Board has any questions, a motion will be in place to approve.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments, was approved.

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E. Motion to Close the Public Hearing

Mr. Lorenzo: Is there a motion to close the public hearing?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Closing the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I have nothing additional to report.

B. Engineer

Mr. Lorenzo: I have nothing to report from the engineer.

C. Field – Monthly Report

Mr. Lorenzo: I'm going to save you from the details, but the Board approved the reinstallation of the hedges on the outer perimeter. We are waiting on confirmation from both Paseos and Las Ramblas that the irrigation is working. I'm waiting on their wet check reports, if not at least an email that it is working before we proceed so that they don't die and they survive. I'm not going to bore you with the rest of the details; it is just landscaping items and some other items that were taken care of as well as trash removed from the lakes. To give you guys an update, there was a clean out required from one of the lift stations which is being completed hopefully sometime next week. I should have an update at the next meeting. I passed out an email from Raptor Vac with a report regarding the storm drain assessment last year, it is significantly more than what is being proposed for this year. There are only 12 storm drains. The email says 10 but the proposal says 12. There are 12 total storm drains and to clean them it is \$1,500. There's an additional 10 storm drains that are at 10 inches, another one that's at 12 and then a couple others that are 10, 20, 18. He says those are a lot larger pipes so nothing urgent. As you can see in his email, he would charge \$175 per basin and that's 10 of them total, totaling \$1,750 for this term. He could schedule that in a couple months from now.

Ms. Baluja: Okay.

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Mr. Lorenzo: The problem is the larger pipelines have sediment accumulation, it's pretty much full of water. Unless the Board has any questions, if I can get a motion to approve the \$3,250 with Raptor VAC to clean the storm drains.

Mr. Pawelczyk: Is that proposal being approved today or do we need an agreement? It's not in the agenda package.

Mr. Lorenzo: I just received it yesterday.

Mr. Pawelczyk: You can approve it and we'll prepare the agreement the same as we will for the prior District, Kingman Gate.

Ms. Baluja: Okay, perfect.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Raptor Vac Proposal Indicating the Cleaning of Twelve (12) Storm Drain Structures in the amount of \$3,250 and Authorizing the Attorney to Draft a Small Project Agreement, was approved.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo: You have the proposed meeting schedule which I believe you guys would like to table for the time being.

Ms. Baluja: That is correct.

2) Form 1 Financial Disclosure Due July 1, 2026

Mr. Lorenzo: The Form 1 financial disclosure is due July 1, 2026. Some of you have already filed and it has already been confirmed.

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Lorenzo: Reminder to complete the four hour annual ethics training due by December 31, 2026.

4) Number of Registered Voters in the District

Mr. Lorenzo: The number of registered voters in the District is 804 per the Supervisor of Elections.

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FIFTH 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.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

SEVENTH 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:

Jesus Lorenzo

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Secretary / Assistant Secretary

DocuSigned by:

[Signature]

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Chairman / Vice Chairman

Certificate Of Completion

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Document Pages: 19

Signatures: 7

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

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9/11/2026 9:56:39 AM

eacosta@gmssf.com

Signer Events

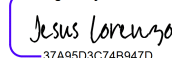
Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

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Signature Adoption: Pre-selected Style

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Signed: 9/11/2026 10:06:05 AM

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Teresa Baluja

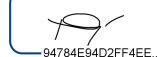
teresa.baluja@lennar.com

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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Electronic Record and Signature Disclosure:

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Payment Events	Status	Timestamps