

**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 April 18, 2025 at 12:06 p.m. at Lennar Homes, 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
Juan Alvarez *by phone*
Juliana Duque

District Manager, GMS
District Counsel
District Engineer
GMS

FIRST ORDER OF BUSINESS Roll Call

Mr. Lorenzo called the meeting to order at 12:06 p.m. and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation Letter from Mr. Brett Benson

Mr. Lorenzo asked for a motion of to accept the resignation letter they received from Brett Benson.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Accepting the Resignation Letter from Mr. Brett Benson, was approved.

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B. Consideration of Resolution #2025-01 Canvassing and Certifying the Results of Landowner's Meeting

Mr. Lorenzo stated no Chairperson was elected for purposes of conducting the landowners meeting on November 15, 2024. There were no voting units represented, no one was nominated for the position of Supervisors, no votes were cast and the result of the tabulation of ballots was zero.

C. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #1, Seat #2, and Seat #5

For the record the seats were appointed as follows: Teresa Baluja to Seat #2, Carmen Orozco to Seat #1, and Marc Szasz to Seat #5.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #1, Seat #2, and Seat #5, was approved.

D. Oath of Office for Newly Appointed Supervisor(s)

Mr. Lorenzo, being a Notary Public of the State of Florida, administered the oath of office to Teresa Baluja, Seat #2.

E. Consideration of Resolution #2025-02 Election of Officers

Mr. Lorenzo presented the resolution and read the current slate of officers into the record as follows: Teresa Baluja as the Chairperson, Camen Orozco as Vice Chairperson, Raisa Krause, Vanasa Perez, and Marc Szasz as Assistant Secretaries. He asked that the Board name himself, Jesus Lorenzo as additional Assistant Secretaries along with Pattie Powers as Treasurer and Sharyn Henning as Assistant Treasurer. He also asked that Paul Winkeljohn as a Secretary to the District.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-02 Electing Officers was approved; and the slate of officers were elected as follows: Teresa Baluja as Chair, Carmen Orozco as Vice Chair, Vanessa Perez, Marc Szasz, Raisa Krause, and Jesus Lorenzo as Assistant Secretaries, Paul Winkeljohn as Secretary, Patti Powers as Treasurer, and Sharyn Henning as Assistant Treasurer.

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THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
July 19, 2024 Meeting**

Mr. Lorenzo presented the minutes from the July 19, 2024 Board of Supervisors meeting and asked for any comments or corrections. Hearing no changes from the Board, he asked for a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the July 19, 2024 Meeting, were approved.

FORTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2025-03 Designating Michael J. Pawelczyk as the District's Registered Agent

Mr. Lorenzo presented the resolution and asked for a motion of approval.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2025-03 Designating Michael J. Pawelczyk as the District's Registered Agent, was approved.

B. Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

Mr. Lorenzo presented the proposed budget to the Board and suggested a public hearing date for July 18, 2025 at 11:30 a.m. at the offices of Lennar Homes. There is no reported increase in assessments for the Fiscal Year.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2025-04 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing on July 18, 2025 at 11:30 a.m., was approved.

C. Grant of Easement with Vistas at Via Ventura Neighborhood Association, Inc.

Mr. Lorenzo stated that this grant of easement is for the drainage system to do services within the HOA and asked for a motion of approval.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Grant of Easement with Vistas at Via Ventura Neighborhood Association, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum on Stormwater System Legal Requirements

Mr. Pawelczyk reported to the Board about the stormwater system legal requirements and stated that staff is working together to ensure everything is budgeted for, all contracts are in place, and that reporting requirements are adhered to.

B. Engineer

There being no comments, the next item followed.

C. Field

Mr. Lorenzo presented the field report to the Board and reported on completed items. Mr. Lorenzo presented a proposal for lake signage totaling \$2,564 that was included in the agenda package. There were no questions and a motion to approve the proposal.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Proposal for (7) Additional Lake Bank Signage with FCC Construction totaling \$2,564, was approved.

Mr. Lorenzo then reported an issue of hedges that are dying. The area has been inspected, and they believe the problem is being caused by a combination of mulch and lack of irrigation. He presented a proposal for irrigation repairs with a not to exceed amount of \$2,800. Board directed to remove the dead hedges to allow the others to grow in. Next Board direction was to approve the irrigation repairs subject to who is responsible to the pump.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Irrigation Repairs Not to Exceed \$2,800, was approved subject to further information.

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D. Manager

Mr. Lorenzo had nothing further to report to the Board and the next item followed.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Lorenzo presented the check register and the unaudited financials and asked if there were any questions on either. Hearing no questions from the Board, he asked for a motion to accept them.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Check Register and the Unaudited Financials, were accepted.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There not being any other District business to discuss,

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

Signed by:

Jesus Lorenzo

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Secretary / Assistant Secretary

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[Signature]

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Chairman / Vice Chairman