

**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 November 14, 2025 at 10:16 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
Juliana Duque
Michael Pawelczyk

District Manager, GMS
District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

**Oath of Office for Ms. Carmen
Orozco and Mr. Marc Szasz**

Mr. Lorenzo: The oath of office for Carmen Orozco and Marc Szasz was administered before the meeting.

SECOND 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 Juilana Duque and myself, Jesus Lorenzo. We also have Michael from the attorney's office.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
August 15, 2025 Meeting**

Mr. Lorenzo: Approval of the minutes of the August 15, 2025 meeting is on for discussion. If there are any corrections, deletions, or adjustments, please let me know. If not a motion would be in order.

November 14, 2025,

San Simeon CDD

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the August 15, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Mr. Lorenzo: Is there a motion to 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 and Discussion

Mr. Lorenzo: Now is the time to provide public comments. Hearing no comments, we will move on to the next item.

C. Consideration of Resolution #2026-01 Adopting the Rules

Mr. Lorenzo: Resolution #2026-01 adopts the rules. You will see them starting on page 12 through page 18. This is a resolution of the Board of Supervisors for the San Simeon Community Development District adopting rules pertaining to the maintenance and compliance with the declarations of the restrictive convenance and engineering control maintenance plans relating to protection of contaminated ground water and soil on property located within the District boundaries provided a severability clause and providing an effective date. Does anyone have any questions or Mike do you have anything to add to that?

Mr. Pawelczyk: I don't have anything to add, but these rules are very similar if not the exact same as the rules we've adopted in other Districts that are required. These rules require that these engineering controls set forth in the DERM convenance are adhered to by those within the community.

November 14, 2025,

San Simeon CDD

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Resolution #2026-01 Adopting the Rules, was approved.

D. Motion to Close the Public Hearing

Mr. Lorenzo: Do we have 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.

FIFTH ORDER OF BUSINESS

Approval of Assignment and Assumption of the DRCs

Mr. Lorenzo: You'll see the assignment and assumption of the DRCs on page 19 all the way through page 97. It's a long report there. Does the Board have any questions or concerns? I don't know if Mike has anything to add to that as well.

Mr. Pawelczyk: This is the document prepared by Lennar's environmental counsel and reviewed by our office. This is the assignment and assumption by the CDD of those obligations. We're joining in and consenting to those obligations that are set forth in the declaration of restricted covenants that we just adopted the rules for. It's more of a clean-up item. It's not us that's going to do it; they'll try to make the HOA enter into it. It's probably best that the CDD do it. Especially since there are multiple associations in that community. I don't have anything else to add other than we would need a motion to authorize the execution of the assignment assumption instrument.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, Authorizing the Execution of the Assignment and Assumption of the DRCs, was approved.

November 14, 2025,

San Simeon CDD

SIXTH ORDER OF BUSINESS

**Consideration of Engagement
Letter with Grau & Associates to
Perform the Audit for Fiscal Year
Ending September 30, 2025**

Mr. Lorenzo: Does the Board have any questions? This engagement letter from Grau & Associates is straight forward. Do I have a motion from the Board?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year Ending September 30, 2025, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: Nothing to report that we haven't already spoken about. Other than that I am working with Jesus on some easement agreements with some of the HOAs. They are all done and we are just waiting for them to get signed.

B. Engineer

Mr. Lorenzo: There is nothing to report under the engineer.

C. Field – Monthly Report

Mr. Lorenzo: You will see the monthly field report on page 103. The mulch will be installed before the holidays at the entrances. To give an update on the easement agreement; we've already sent off notice. They've been in communication. We've made some adjustments to the agreement. We're still waiting on execution. We'll keep working on that with them and we'll give them another letter. One of them is not very responsive as of late. The other one assured me that we would have the agreement this week.

D. Manager

1) Ratification of Time for Fiscal Year 2026 Meeting Schedule

Mr. Lorenzo: By mistake we mentioned 11:00 a.m. so we just need a motion to correct it to 10:15 a.m. on the second Friday of each month. Do I have a motion from the Board?

November 14, 2025,

San Simeon CDD

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Time for Fiscal Year 2026 Meeting Schedule, was ratified.

2) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards

Mr. Lorenzo: The final approval of the Fiscal Year 2024/2025 report for performance, measures, and standards for the Florida statutes is in your agenda package on page 120. Unless the Board has any questions, we'll go ahead and file that with the Florida legislature and post it on the website to make it available.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards, was approved.

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

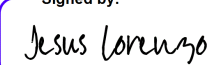
Adjournment

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.

November 14, 2025,

San Simeon CDD

Signed by:

37A95D3C74B947D
Secretary / Assistant Secretary

DocuSigned by:

94784E94D2FF4EE
Chairman / Vice Chairman

Certificate Of Completion

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Source Envelope:

Document Pages: 7

Signatures: 4

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

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Kingston, TN 37763

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

eacosta@gmssf.com

IP Address: 162.199.192.217

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Holder: Ellen Acosta

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3/13/2026 11:46:19 AM

eacosta@gmssf.com

Signer Events

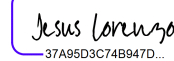
Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication (None)

Signature

Signed by:


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Signature Adoption: Pre-selected Style

Using IP Address: 2600:387:15:2018::7

Signed using mobile

Timestamp

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Resent: 3/19/2026 5:07:18 AM

Viewed: 3/19/2026 6:52:57 AM

Signed: 3/19/2026 6:53:14 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

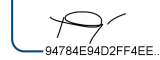
Teresa Baluja

teresa.baluja@lennar.com

Chair

Security Level: Email, Account Authentication (None)

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Not Offered via Docusign

In Person Signer Events

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Editor Delivery Events

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

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Security Checked

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Signing Complete

Security Checked

3/13/2026 12:01:06 PM

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Payment Events	Status	Timestamps