

# **San Simeon**

## **Community Development District**

### **Agenda**

Seat 2: Teresa Baluja – C.	
Seat 1: Carmen Orozco – V.C.	
Seat 3: Raisa Krause – A.S.	
Seat 4: Vanessa Perez – A.S.	
Seat 5: Marc Szasz – A.S.	

**Friday**  
**November 14, 2025**  
**10:15 a.m.**

**Lennar Homes**  
**5505 Waterford District Drive, Miami, Florida**  
**Join the meeting now**

**Meeting ID: 280 464 261 912 2 and Passcode: 280 464 261 912 2**  
**1 872-240-4685 and Phone Conference ID: 249 022 280#**

1. Oath of Office for Ms. Carmen Orozco and Mr. Marc Szasz
2. Roll Call
3. Approval of Minutes of the August 15, 2025 Meeting
4. Public Hearing to Adopt the Rules
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2026-01** Adopting the Rules
  - D. Motion to Close the Public Hearing
5. Approval of Assignment and Assumption of the DRCs
6. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field – Monthly Report
  - D. Manager
    - 1) Ratification of Time for Fiscal Year 2026 Meeting Schedule
    - 2) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards
8. Financial Reports
  - A. Acceptance of Check Register
  - B. Acceptance of Unaudited Financials

9. Supervisors Requests and Audience Comments

10. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.sansimeoncdd.com>*