

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
August 15, 2025
11:00 a.m.

The Offices of Lennar Homes
5505 Waterford District Drive, Miami, Florida
Microsoft Teams
Meeting ID: 255 267 174 072 and Passcode: 3ut97oi3
1 872-240-4685 and Phone Conference ID: 321 189 93#

1. Oath of Office for Ms. Carmen Orozco and Mr. Marc Szasz
2. Roll Call
3. Approval of Minutes of the April 18, 2025 Meeting
4. Consideration of **Resolution #2025-05** Resetting Budget Hearing
5. Public Hearing to Adopt the Fiscal Year 2026 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2025-06** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2025-07** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
6. Approval of Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website by and between Miami-Dade County, Florida and San Simeon Community Development District
7. Discussion of Hedge Replacement Item
8. Staff Reports
 - A. Attorney – Memorandum – 2025 Legislative Update
 - B. Engineer – District Engineer's Report for Fiscal Year 2025-2026
 - C. Field
 - 1) Monthly Report
 - 2) Las Ramblas Gate Access
 - 3) Paseos Perimeter Landscaping & Irrigation
 - D. Manager
 - 1) Number of Registered Voters in the District – **798**

- 2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694
- 3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule
- 4) Form 1 Financial Disclosure Due July 1, 2025 – **everyone has filed**
- 5) Reminder to Complete Annual Ethics Training by December 31, 2025

9. Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

10. Supervisors Requests and Audience Comments

11. 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>