

**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 August 15, 2025 at 11:00 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
Michael Pawelczyk
Gabriela Fernandez
Juliana Duque

District Manager, GMS
District Council
District Council
GMS

FIRST ORDER OF BUSINESS

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

Mr. Lorenzo: Since neither Marc nor Carmen are in attendance we will table the oath of office.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Lorenzo: Three Board members are present constituting a quorum.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
April 18, 2025 Meeting**

Mr. Lorenzo: You have the minutes from the April 18, 2025, Board of Supervisors meeting. Are there any comments or corrections to the minutes? If there are changes from the Board, I will ask for a motion of approval.

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On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Minutes of the April 18, 2025, Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
#2025-05 Resetting Budget
Hearing**

Mr. Lorenzo: Resolution #2025-05 resets the budget public hearing for August 15, 2025 at 11:00 a.m.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2025-05 Resetting Budget Hearing, was approved.

FIFTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2026 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo: The Fiscal Year 2026 Budget can be found on Page 11. Is there a motion to open the public hearing?

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

B. Public Comment and Discussion

Mr. Lorenzo: There is no public present or online. If there are no comments I will move on to the next item.

C. Consideration of Resolution #2025-06 Annual Appropriation Resolution

Mr. Lorenzo: There are no changes to the proposed Budget. The sum is \$1,090,803 dollars on 702 units.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2025-06 Annual Appropriation Resolution, was approved.

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D. Consideration of Resolution #2025-07 Levy of Non-Ad Valorem Assessments

Mr. Lorenzo: Resolution #2025-07 can be found on Page 23. If there are no questions on the resolution I will ask for a motion to approve.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2025-07 Levy of Non-Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo: asked for a motion to close the Public Hearing.

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

SIXTH ORDER OF BUSINESS

**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**

Mr. Pawelczyk: We will be asking for a motion to adopt Resolution #2025-08. That resolution authorizes the execution of that Interlocal Access Agreement by the Chair or Vice Chair by name on a resolution to be prepared by District Counsel. This will also give the authority to the District Manager to take all necessary actions to implement this publication program that the County has set forth in the Interlocal Agreement.

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On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Resolution #2025-08 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, was approved.

**SEVENTH ORDER OF BUSINESS Discussion of Hedge
Replacement Item**

Mr. Lorenzo: I will go over this later in the meeting during the field report.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Pawelczyk: You have already seen the legislative update. I have nothing additional to report at this time.

B. Engineer – District Engineer's Report for Fiscal Year 2025-2026

Mr. Lorenzo: The District Engineer's Report is in your agenda for Board review. If there are no questions I would ask for a motion to accept the report. There are no conveyances pending.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the District Engineer's Report for Fiscal Year 2025-2026, was approved.

Mr. Pawelczyk: I believe we finished everything at San Simeon. The last thing we had to do, which Jesus helped us with, was getting the drainage easements within the neighborhoods so the District can maintain the stormwater facilities behind the gates. That is all done, I believe we got them all recorded.

C. Field

1) Monthly Report

Mr. Lorenzo: You have the field report included in your agenda package for your review. At the last meeting the hedges were authorized to be removed, and those have been removed for quite some time now. Regarding the perimeter landscaping and

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irrigation, it was confirmed that the irrigation system belongs to the HOA. The hedge area belongs to the HOA as well. I'm not sure how we want to proceed with this. We have been maintaining it up until now. The HOA is not equipped to maintain it, technically in their budget, since they have not been maintaining it until now. At the last meeting the replenishment idea was tabled. I would like to revisit that at this meeting. On Page 83 and 84, you'll see the response from Juan Alvarez, the engineer, as well as the map with arrows indicating a perimeter. Hedges do need to be replaced; this is the third time since I've been in the field at this District.

Ms. Baluja: Like we're doing in the other Districts, we need to paper an agreement.

Mr. Pawelczyk: We would need an easement if we were going to maintain or improve that area.

Mr. Lorenzo: Which is what I suggested to the HOA. I haven't received a response to that email.

Ms. Baluja: Let's send them an official letter from counsel.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, Direction for District Counsel to Draft a Letter to the Paseos and Las Ramblas HOW to Enter Into a Landscaping Agreement for the Maintenance of the perimeter hedges, was approved.

2) Las Ramblas Gate Access

Mr. Lorenzo: Las Ramblas has mentioned they are having issues with access to the public area. I let them know it is a public area, and they cannot prohibit access to anyone.

3) Paseos Perimeter Landscaping & Irrigation

Mr. Lorenzo: The barriers were removed and the drums at the end of the dead end were removed as well and relocated. The lift station wells were cleaned as a part of regular maintenance. Fertilization for the District including the perimeter is included in the agenda package. I also have some papers to hand out regarding the entrances of the Vistas and Paseos, which the CDD has easements agreements for, with a total amount of \$3,840 dollars versus the \$16,000 dollars that was originally proposed.

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On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Proposal for Fertilization for the Vistas and Paseos Areas for \$3,840, was approved.

D. Manager

1) Number of Registered Voters in the District

Mr. Lorenzo: There are 798 Registered voters in San Simeon.

2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Mr. Lorenzo: You have the 2025 Performance Measures and Standards included in your agenda package review. If there are no questions, I would ask for a motion to approve those.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the 2025 Performance Measures and Standards, was approved.

3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Mr. Lorenzo: The proposed schedule has your regular monthly meeting as the second Friday of each month at 11:00 a.m. at the Offices of Lennar Homes, 5505 Waterford District Drive, Miami, Florida.

On MOTION by Ms. Baluja, seconded by Ms. Krause, with all in favor, the Proposed Fiscal Year 2026 Meeting Schedule, was approved.

4) Form 1 Financial Disclosure Due July 1, 2025

Mr. Lorenzo: Everyone has filed their Form 1 Financial Disclosure. Thank you.

5) Reminder to Complete Annual Ethics Training by December 31, 2025

Mr. Lorenzo: This is your reminder to complete the annual Ethics Training by or before December 31, 2025.

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NINTH 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. Krause, with all in favor, Accepting the Check Register and the Unaudited Financials, was approved.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH 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:



37A95D3C74B947D
Secretary / Assistant Secretary

DocuSigned by:



94784E94D2FF4EE
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 1C76F47C-5368-45A4-ADB3-4C1E23F173E8		Status: Completed
Subject: San Simeon: Complete with Docusign: 8-15-25 Minutes.pdf, Resolution 2026-01.pdf, Assignment and Assu		
Source Envelope:		
Document Pages: 102	Signatures: 9	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
		IP Address: 162.199.192.217

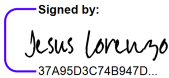
Record Tracking

Status: Original	Holder: Ellen Acosta	Location: DocuSign
11/14/2025 11:42:03 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
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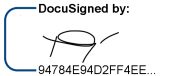
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Teresa Baluja
teresa.baluja@lennar.com
Chair
Security Level: Email, Account Authentication (None)

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Signature Adoption: Uploaded Signature Image
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
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Payment Events	Status	Timestamps