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 July 19, 2024 at 11:00 a.m. at Lennar Homes, Waterford District Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja	Chairperson
Carmen Orozco	Vice Chairperson
Raisa Krause	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Andrew Gill	Governmental Management Services
Michael Pawelczyk	District Counsel
Lilibeth Hauck	Lennar Homes
Nicolas Duenas	Lennar Homes

FIRST ORDER OF BUSINESS — Roll Call

Mr. Hernandez called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS — Approval of Minutes of the April 19, 2024 Meeting

Mr. Hernandez presented the minutes from the April 19, 2024 meeting, asked the Board for any comments or corrections, and upon not hearing any, asked for a motion to approve them.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Minutes of the April 19, 2024 Meeting were approved as-presented.

THIRD ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2025 Budget

A. Motion to Open the Public Hearing

Mr. Hernandez asked for a motion to open the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was opened.

B. Public Comment and Discussion

Mr. Hernandez presented the proposed fiscal year 2025 budget, explained it had not changed since it was presented at the last meeting and the assessment level had not increased, and indicated there wasn't any public for comments or discussion.

C. Consideration of Resolution #2024-02 Annual Appropriation Resolution

Mr. Hernandez presented Resolution #2024-02 Annual Appropriation Resolution, explained approving it would adopt the final budget, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-02 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-03 Levy of Non Ad Valorem Assessments

Mr. Hernandez presented Resolution #2024-03 Levy of Non Ad Valorem Assessments, explained that approving it allowed the District to collect the assessments on the tax roll, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-03 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hernandez asked for a motion to close the public hearing.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the public hearing was closed.

FOURTH ORDER OF BUSINESS **Consideration of Resolution #2024-04 Electing Sharyn Henning as Assistant Treasurer**

Mr. Hernandez presented Resolution #2024-04 Electing Sharyn Henning as Assistant Treasurer, explained that approving it would allow her to sign documentation for the District in the absence of the Treasurer, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, Resolution #2024-04 Electing Sharyn Henning as Assistant Treasurer was approved.

FIFTH ORDER OF BUSINESS **Discussion of Procedures for the Landowners Election**

Mr. Hernandez briefly discussed the procedures and the sample documentation provided in the agenda package for the upcoming landowners election that would be held in November.

Audit Selection Committee Meeting

A. Opening the Audit Selection Committee Meeting

Mr. Hernandez asked for a motion to open the Audit Selection Committee Meeting.

On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Audit Selection Committee Meeting was opened.

B. Roll Call

Mr. Hernandez indicated Ms. Baluja, Ms. Orozco, and Ms. Krause were in attendance and serving as the Audit Selection Committee.

C. Ranking of Respondents to the RFP

Mr. Hernandez presented the proposal from Grau & Associates, indicated it was the only one the CDD had received and that the options were to accept it and rank it #1, or reject it and go through the process again in hopes to receive more responses.

The Audit Selection Committee concurred to accept the proposal from Grau & Associates and ranked it as their #1 choice.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the proposal from Grau & Associates was ranked #1.

D. Adjournment

Mr. Hernandez asked for a motion to adjourn the Audit Selection Committee Meeting.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Audit Selection Committee Meeting was adjourned.

SIXTH ORDER OF BUSINESS Selection of Audit Firms

Mr. Hernandez indicated that the Audit Selection Committee had recommended accepting the proposal from Grau & Associates, ranked them #1, and asked the Board for a motion to accept the Audit Selection Committee's rankings and authorize staff to negotiate an agreement with them.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the Audit Selection Committee's rankings were accepted and staff was authorized to negotiate an agreement with Grau & Associates.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Pawelczyk mentioned that the legislative update memorandum had been included in the agenda package and discussed in detail at prior meetings that everyone at this meeting had also attended, asked if the Board had any questions or comments, and upon not hearing any, the next item followed.

B. Engineer – Acceptance of District Engineer's Report for Fiscal Year 2024-2025

Mr. Hernandez presented the District Engineer's Report for Fiscal Year 2024-2025 and asked the Board to accept it for the District's records.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the District Engineer's Report for Fiscal Year 2024-2025 was accepted.

C. Field

1) Field Report

2) Consideration of Proposal from Raptor Vac. to Clean the District's Drainage System

Mr. Hernandez indicated that the field report had been provided in the agenda package, asked the Board for any questions or comments, and upon not hearing any, presented the proposal from Raptor Vac. to clean the District's drainage system.

After a brief discussion and confirmation that there were funds available to complete this project during next year's budget cycle, the Board approved moving forward with the project once rainy season had passed.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the proposal from Raptor Vac to clean the District's drainage system was accepted with the project to be completed during the next budget cycle.

D. Manager

1) Number of Registered Voters in the District – 731

Mr. Hernandez indicated there were currently 731 registered voters in the District and explained that importance of this announcement was that once there were 250 registered voters and the District had been established for six years, the Board of Supervisors would start being elected by the general elections process through the Miami-Dade County Supervisor of Elections. The amount of registered voters requirement had been met, but the amount of established years requirement still had a couple more years left before this process would start.

2) Consideration of Proposed Fiscal Year 2025 Meeting Schedule

Mr. Hernandez presented the proposed fiscal year 2025 meeting schedule, asked the Board for any questions or comments, and upon not hearing any, asked for a motion to approve it.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the proposed fiscal year 2025 meeting schedule was approved as-presented.

3) Discussion of Financial Disclosure Report and Reminder to File Annual Form

Mr. Hernandez indicated that Ms. Krause had filed her financial disclosure form since the agenda package had been sent out and all of the Supervisors had filed their forms at this point.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Hernandez presented the check register and the unaudited financials, asked if there were any questions on either, and upon not hearing any, asked the Board for a motion to accept them.

> On MOTION by Ms. Baluja seconded by Ms. Krause with all in favor, the check register and the unaudited financials were accepted.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There not being any, 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.

Secretary /Assistant Secretary

Chairman / Vice Chairman