

**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 October 21, 2022, at 11:00 a.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Raisa Krause
Vanessa Perez

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Michael Pawelczyk

District Manager
District Counsel

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
August 19, 2022 Meeting**

Mr. Hernandez: The next item on the agenda is Approval of the Minutes of the August 19, 2022 Meeting. Unless anyone has any comments, corrections, additions, or deletions, a motion to approve the minutes would be in order.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the Minutes of the August 19, 2022 Meeting were approved as-presented.
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THIRD ORDER OF BUSINESS

**Discussion of Fence Installed on
District's Property by Ramblas
HOA**

Mr. Hernandez: Moving forward, next is Discussion of Fence Installed on District's Property by Ramblas HOA. Mike, do you want to take the lead on discussing this item?

Mr. Pawelczyk: The only thing I have done pursuant to the Board's last direction was I sent a letter to the Ramblas HOA. I heard from their attorney last week. He and I actually have a conference call scheduled for 3:00 p.m. today. He was on vacation but mentioned there might be a title issue, but he wouldn't say what it was, so I will find that out. There is no title issue because we own the property where the fence is located. But at the same time, I think they want to discuss something that would allow them to keep the fence. I don't know what the Board wants to do, and I have not talked to him yet, but we have talked at the last meeting about the fence not being permitted, so it needs that, and second if there is going to be a fence there, then it needs to be open, which defeats the purpose of the fence.

Ms. Baluja: I am curious to see what he has to say; however, in my mind, this is an area that was intended to be open for walking around, an active area for all of the neighborhoods. A fence contradicts that purpose, and we are going to get more requests and before you know it, the lake is going to be all boxed in. Again, it defeats the purpose.

Mr. Pawelczyk: So, consensus of the Board feels the fence at this time needs to go, unless they have some other proposal or offering, but that would mean that it would need to somehow be open, right? Or, do you just want to say the fence has to go?

Ms. Baluja: Yes, I think the fence has to go. It is inviting the others to also want to erect fences.

Mr. Hernandez: Which they are already starting to ask.

Ms. Baluja: The whole point was that they put it on our property when they could have very well erected the fence on their own property and accomplish the same thing that they are trying to accomplish and leave our area alone to be used as it was intended.

Mr. Pawelczyk: Okay. That's where I will go with that then. That is all of the information that I have as of right now.

Ms. Baluja: Doesn't Miami-Dade County do inspections or submit violations for lack of permits for something like this?

Mr. Pawelczyk: You would have to file a code enforcement complaint. You could file that anonymously, but the problem with that is that it is on the CDD's property.

Mr. Hernandez: So, they will know to come to us, and then the District will be the one that needs to remove it. That is the part we are trying to avoid. Let's say that the

HOA goes south and they don't want to do anything, but it is still on the District's property and we are the ones that are going to need to remove it. Right now, we are trying to follow normal procedures without taking such steps. We know they put the fence in, they have not denied the fact that they did, but once again, why they chose to put it on District property rather than their own property is beyond us.

FOURTH ORDER OF BUSINESS

Ratification of Maintenance Easements with

- A. Paseos at Via Ventura Neighborhood Association (NE 5th Place Entrance)**
- B. Ramblas at Via Ventura Neighborhood Association (NE 210th Way Entrance)**
- C. Vistas at Via Ventura Neighborhood Association (NE 208th Lane Entrance)**

Mr. Hernandez: Moving on, the next items that we have is ratification of several maintenance easements with the HOAs. It is my understanding that we have finally received the agreements with all three of the HOAs. So, with that being said, I will ask for a motion to ratify the maintenance easements with them so the signed documents will be part of the District's records.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the maintenance easements with Paseos at Via Ventura Neighborhood Association (NE 5th Place Entrance), Ramblas at Via Ventura Neighborhood Association (NE 210th Way Entrance, and Vistas at Via Ventura Neighborhood Association (NE 208th Lane Entrance) were ratified.

FIFTH ORDER OF BUSINESS

Ratification of Aquatics Maintenance Services Agreement with Eco Blue Aquatic Services, Inc.

Mr. Hernandez: At the same time, we have received a signed copy of the aquatics maintenance services agreement with Eco Blue Aquatic Services, Inc., and a motion to ratify that for the District's records would also be in order.

On MOTION by Ms. Baluja seconded by Ms. Orozco with all in favor, the aquatics maintenance services agreement with Eco Blue Aquatic Services, Inc. was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Moving on to Staff Reports, Mike?

Mr. Pawelczyk: Nothing else.

Mr. Hernandez: Excellent.

B. Engineer

C. Manager

Mr. Hernandez: There is nothing to present from the CDD's engineer, nor from management at this time.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Summary of Invoices

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: Item 7 contains the Financial Reports. Tab A is the summary of invoices, and Tab B has the combined balance sheet. Unless anyone has any questions on either, a motion to accept the financials would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the summary of invoices and the combined balance sheet were accepted.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Hernandez: Are there any Supervisors' requests? Hearing none, we have no audience with us today, so we are not skipping that.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Hernandez: Unless anyone has any other District business to discuss, a motion to adjourn the meeting would be in order at this time.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the meeting was adjourned.



Secretary /Assistant Secretary



Teresa Baluja (Mar 17, 2023 15:48 EDT)

Chairman / Vice Chairman

10-21-22Minutes-SanSimeon

Final Audit Report

2023-03-17

Created:	2023-03-17
By:	Luis Hernandez (lhernandez@gmssf.com)
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