

## Monterra Community Development District

### Board of Supervisors

- Ricardo Lowe, Chairman
- Greg Popowitz, Vice Chairman
- Susan Kooiman, Assistant Secretary
- Jason Weinrub, Assistant Secretary
- Avi Ciechanowiecki, Assistant Secretary
- George Miller, District Manager/Secretary
- Ginger Wald, District Counsel
- Peter Pellerito, District Engineer
- Luisa Gallegos, Clubhouse Manager

### Agenda for Regular Meeting

Monday, June 19, 2023 6:00 p.m.

1. **Roll Call**
2. **Approval of Agenda**
3. **Introduction of Mr. Ryan Eggleston, New Cooper City Manager**
4. **Presentation by Mr. Tony Palumbo of Mattamy Homes Regarding Sienna Project**
5. **Presentation by Synthetic Turf International Representative for Multi-Purpose Court (Pages 5-10)**
6. **Presentation by Mr. Diego Michelato of Ginast Outdoor Wellness for Outdoor Gym (Pages 12-22)**
7. **Audience Comments**
8. **Approval of Minutes of the May 15, 2023 Meeting (Pages 24-31)**
9. **Approval of May 2023 Financial Report (Pages 33-44)**
10. **Discussion of Rulemaking Process (Pages 46-57)**
11. **Attorney's Report**
12. **Engineer's Report**
  - A. Sidewalk Update
13. **Clubhouse Manager's Report**
  - A. Update on Projects
    - i. Gym Flooring (Pages 60-64)
    - ii. Carpet Flooring (Pages 66-69)
    - iii. Ice Cream Vending (Pages 71-73)

#### **District Office:**

Inframark, Community Management Services  
210 North University Drive, Suite 702  
Coral Springs, Florida 33071  
(954) 603-0033

#### **Meeting Location:**

Club at Monterra  
8451 Monterra Boulevard  
Cooper City, Florida 33024  
(954) 374-9936

**14. District Manager's Report**

- A. Ratification of District Manager Expense Items for May 2023 (**Page 76**)
- B. Discussion of Fiscal Year 2024 Modified Tentative Budget (**Pages 78-92**)
- C. Resident Requests/Suggestions/Interactions
  - i. Communication with Residents Regarding Taxes Versus Assessments
  - ii. Question Regarding Solano Exit Vehicle Trap
  - iii. Question Concerning Zoom Meetings
- D. Miscellaneous Items
  - i. Iguana Report (**To Be Distributed At The Meeting – Page 94**)

**15. Supervisors' Requests**

**16. Adjournment**

The next Meeting is scheduled for Monday, July 17, 2023, at 6:00 p.m.