

## Monterra Community Development District

### Board of Supervisors

- Ricardo Lowe, Chairperson
- Greg Popowitz, Vice Chairperson
- 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, February 19, 2024 6:00 p.m.

1. **Roll Call**
2. **Approval of Agenda (Page 2)**
3. **Audience Comments**
4. **Camera Vendor Presentations**
5. **Approval of Minutes of the January 15, 2024 Meeting (Pages 4-9)**
6. **Approval of January 2024 Financial Report (Pages 11-22)**
7. **Consideration of Resolution 2024-01, Electronic Signature Authority (Pages 24-26)**
8. **Consideration of Resolution 2024-02, Records Retention Policy (Pages 28-30)**
9. **Discussion of Rulemaking for Rules & Procedures (To Be Sent Under Separate Cover – Page 32)**
10. **Attorney's Report**
  - A. Discussion of Ethics Training Memorandum (Pages 35-36)
11. **Engineer's Report**
  - A. Discussion of RFP for Estada Fence Project
12. **Clubhouse Manager's Report**
  - A. Consideration of Quotes for Replacement of Concrete Swales (Pages 39-40)
  - B. Discussion of Agreement with Castle Group (Pages 42-56)
  - C. Presentation of Iguana Report (Page 58)
13. **District Manager's Report**
  - A. Ratification of District Manager Expense Items for January 2024 (Page 61)
  - B. Presentation of 4<sup>th</sup> Quarter Compliance Audit Report (Pages 63-74)
  - C. Project Status Reports (Page 76)
  - D. Communication with Residents/Master HOA
    - i. Security Matters
    - ii. Discussion of Agreement with HOA for Clubhouse Use
  - E. Miscellaneous Items
    - i. Status of Safety Hazards
    - ii. Accounting of Additional Funds Spent for 2023 Holiday Decorations
14. **Supervisors' Requests**
15. **Adjournment**

The next Meeting is scheduled for Monday, March 18, 2024, at 6:00 p.m.

#### 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