

## 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, April 15, 2024 6:00 p.m.

1. **Roll Call**
2. **Approval of Agenda (*Page 2*)**
3. **Audience Comments**
4. **Approval of Minutes of the March 18, 2024 Meeting (*Pages 4-10*)**
5. **Approval of March 2024 Financial Report (*Pages 12-23*)**
6. **Attorney's Report**
7. **Engineer's Report**
8. **Clubhouse Manager's Report**
  - A. Presentation of Iguana Report (*Page 26*)
9. **Fiscal Year 2024/2025 Budget Discussion (*Information to be Sent Under Separate Cover*)**
10. **District Manager's Report**
  - A. Ratification of District Manager Expense Items for March 2024 (*Page 29*)
  - B. Acceptance of Fiscal Year 2023 Audit (*Pages 31-61*)
  - C. Consideration of Clubhouse Use Agreement (*Pages 63-68*)
  - D. Project Status Reports
  - E. Miscellaneous Items
    - i. Estada Rust Update – Close of Window to File claims
    - ii. Status Report on Pine Island Swale Rehabilitation
    - iii. Update on Clubhouse Air Conditioning
    - iv. Update on Security Cameras
    - v. Use of Tutors in the Clubhouse
11. **Supervisors' Requests**
  - A. Six-Month Earnings Report (*Page 71*)
12. **Adjournment**

The next Meeting is scheduled for Monday, May 20, 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