

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, October 16, 2023 6:00 p.m.

1. **Roll Call**
2. **Approval of Agenda**
3. **Audience Comments**
4. **Approval of Minutes of the September 18, 2023 Meeting (*Pages 5-10*)**
5. **Approval of September 2023 Financial Report (*Pages 12-23*)**
6. **Motion to Assign Fund Balance (*Page 25*)**
7. **Consideration of Addendum to Agreement with Kent Security (*Page 27*)**
8. **Update from Juniper for Landscaping and Pond Frond Removal**
9. **Easement for Drainage Into CDD Stormwater System From the New Construction on University Drive**
10. **Consideration of New Floor and Equipment for the Gym (*Pages 29-37*)**
11. **Consideration of Outdoor Gym Based on Cost Analysis (*Pages 39-40*)**
12. **Pickleball Court Update**
13. **Flagpole Update for Possible Event on November 11, 2023 (*Pages 42-43*)**
14. **Selection of New Pressure Washing Vendor (*Pages 45-57*)**
15. **Consideration of Quotes for Installation of Mulch (*To Be Sent Under Separate Cover*) (*Page 59*)**
16. **Attorney's Report**
17. **Engineer's Report**
18. **Clubhouse Manager's Report**
 - A. **Consideration of Resident Request to Use Multipurpose Room for Homeschooling Activities (*Page 62*)**
 - B. **Donation of Lights for Basketball Courts (*Pages 64-65*)**

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

19. District Manager's Report

- A. Ratification of District Manager Expense Items for September 2023
(Page 68)
- B. Update on Estada Rust Issue *(To Be Sent Under Separate Cover) (Page 70)*
- C. Update on Pine Island Rehabilitation *(To Be Sent Under Separate Cover) (Page 72)*
- D. Update on Landscaping for Tree Trimming and Palm Frond Removal
- E. Communication with Residents/Master HOA
- F. Billing for LPR Cameras
- G. Miscellaneous Items
 - i. Iguana Report *(Pages 74-75)*

20. Supervisors' Requests

21. Adjournment

The next Meeting is scheduled for Monday, November 20, 2023, at 6:00 p.m.