

## 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, December 18, 2023 6:00 p.m.

1. **Roll Call**
2. **Approval of Agenda (Page 2)**
3. **Audience Comments**
4. **Approval of Minutes of the November 20, 2023 Meeting (Pages 4-17)**
5. **Approval of November 2023 Financial Report (Pages 19-30)**
6. **Attorney's Report**
7. **Engineer's Report**
  - A. Monterra Commons Drainage Status
  - B. Discussion of Mattamy Homes – Sienna Berm Issue
8. **Security Report (Page 32)**
9. **Clubhouse Manager's Report**
10. **District Manager's Report**
  - A. Ratification of District Manager Expense Items for November 2023 (Page 35)
  - B. Amendment to Kent Security Agreement to Provide for Golf Carts (Page 37)
  - C. Irrigation Update for Replacement of CDD Wiring (Page 39-41)
  - D. Selection of a Vendor to Begin Pine Island Landscaping Rehabilitation (Pages 43-49)
  - E. Communication with Residents/Master HOA
    - i. Fence Repair in Estada (Page 51)
    - ii. Rust Removal in Estada (To Be Sent Under Separate Cover) (Page 53)
    - iii. Dead Grass/Irrigation Complaint (Pages 55-58)
  - F. Miscellaneous Items
    - i. Iguana Report (Page 60)
11. **Supervisors' Requests**
12. **Adjournment**

The next Meeting is scheduled for Monday, January 15, 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