

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, March 18, 2024 6:00 p.m.

1. **Roll Call**
2. **Approval of Agenda (*Pages 2-3*)**
3. **Audience Comments**
4. **Discussion of Additional Cameras**
5. **Approval of Minutes of the January 15, 2024 Meeting (*Pages 5-10*)**
6. **Approval of Financial Reports**
 - A. January 2024 (*Pages 13-24*)
 - B. February 2024 (*Pages 26-37*)
7. **Consideration of Resolution 2024-01, Electronic Signature Authority (*Pages 39-41*)**
8. **Consideration of Resolution 2024-02, Records Retention Policy (*Pages 43-45*)**
9. **Consideration of Resolution 2024-03, for the 2024 General Election (*Pages 47-48*)**
10. **Discussion of Flooring for the Indoor Gym**
11. **Attorney's Report**
 - A. Discussion of Ethics Training Memorandum (*Pages 51-52*)
12. **Engineer's Report**
 - A. Discussion of RFP for Estada Fence Project
13. **Clubhouse Manager's Report**
 - A. Presentation of Iguana Report (*Page 55*)
14. **District Manager's Report**
 - A. Ratification of District Manager Expense Items
 - i. January 2024 (*Page 58*)
 - ii. February 2024 (*Page 60*)
 - B. Presentation of 4th Quarter Compliance Audit Report (*Pages 62-73*)
 - C. Project Status Reports (*Page 75*)
 - D. Discussion of Concrete Swales Rehabilitation (*Pages 77-78*)
 - E. Communication with Residents/Master HOA
 - i. Security Matters
 - F. Discussion of Agreement with HOA for Clubhouse Use

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

G. Miscellaneous Items

i. Status of Safety Hazards

ii. Accounting of Additional Funds Spent for 2023 Holiday
Decorations

H. Consideration to Change Meeting Date from Third Monday to Third
Tuesday Commencing April 2024

15. Supervisors' Requests

16. Adjournment

The next Meeting is scheduled for Monday, April 15, 2024, at 6:00 p.m.