

## Monterra Community Development District

### Board of Supervisors

- Jason Weinrub, Chairman
- Juan Carlos Sanchez, Vice Chairperson
- Avi Ciechanowiecki, Assistant Secretary
- Susan Kooiman, Assistant Secretary
- Valerie Borowski, Assistant Secretary
- Sandra Demarco, District Manager
- Ginger Wald, District Counsel
- Peter Pellerito, District Engineer
- Tiana Fletcher-Anderson

### Agenda for Regular Meeting Monday, September 15, 2025, at 6:00 p.m.

Meeting ID: 262 858 653 171 0

Passcode: Pk3cH6wp

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#### Dial in by phone

[+1 646-838-1601,778997069#](tel:+16468381601778997069#)

[Find a local number](#)

Phone Conference ID: 778997069#

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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Audience Comments**
5. **Discussion of New Assessment Methodology**
6. **Staff Reports**
  - A. District Counsel
    - i. Discussion of Documents Provided by Resident During the last Meeting (8/18/25) of the Board of Supervisors
  - B. District Engineer
  - C. Clubhouse Manager
    - i. Consideration of Mega Garage Door & Gate - Gate Repair Proposal
    - ii. Consideration of Dvianni & Associates LLC Gate Repair Proposal
    - iii. Consideration of Hoover Pumping Systems Maintenance Proposal #7389
    - iv. Estada Landscape Maintenance - Total Tropic Landscaping Inc. Proposal
    - v. Consideration of Xtreme Pumping Solutions Storm Drain Cleaning Proposals
    - vi. Consideration of Juniper Proposals #358463 and #358464 -Estada Clean Up
    - vii. Consideration of Juniper Proposal #358465 – Tarama Median – Vegetation Water Retention Rings
    - viii. Tropical Plant and Pest Services Agreement
    - ix. Consideration of A&A Playground Services Proposals
    - x. Consideration of Classroom Outfitters Playground Proposals
    - xi. Holiday Lighting Update
    - xii. Cost of Grills for Pool Area **(To Be Sent Under Separate Cover)**
    - xiii. Pool Canopy Replacement Proposals **(To Be Sent Under Separate Cover)**

#### **District Office:**

Inframark, Community Management Services  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076

#### **Meeting Location:**

Club at Monterra  
8451 Monterra Boulevard  
Cooper City, Florida 33024  
(954) 374-9936

[www.monterracdd.com](http://www.monterracdd.com)

- xiv. Camera with Sound Installation at Front Desk Proposals **(To Be sent Under Separate Cover)**
- xv. Discussion for Approval of Palm Tree Removals and Replacements
- xvi. FPL Project
- xvii. Discussion of Resident Request and Suggestions
- D. District Manager
  - i. Ratification of District Manager Expense Items for August 2025
- 7. Business Items**
  - A. Discussion of Landscape Contract **(Tabled Item)**
- 8. Business Administration**
  - A. Consideration of the Minutes of the Meeting held on August 18, 2025
- 9. New Business and Supervisors' Requests**
  - A. Discussion Regarding Airbnb and Rental (Supervisor Weinrub)
- 10. Adjournment**

The next Meeting is scheduled for Wednesday, October 1, 2025, at 6:00 p.m.

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