

MONTERRA COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

- Jason Weinrub, Chairperson
- Juan Carlos Sanchez, Vice Chairperson
- Avi Ciechanowiecki, Assistant Secretary
- Susan Kooiman, Assistant Secretary
- Valerie Borowski, Assistant Secretary
- Jennifer Goldyn, Director of District Services
- Lynn Ladner, District Manager
- Ginger Wald, District Counsel
- Peter Pellerito, District Engineer
- , Clubhouse Manager
- John Khatiblou, Accountant
- Jance Swade, Administrative Assistant

REGULAR MEETING

AGENDA

Wednesday, December 3, 2025, at 6:00 p.m.

Meeting ID: 230 657 691 445 54

Passcode: pu6Ja6mT

Dial in by phone

[+1 646-838-1601, 894332729#](tel:+16468381601)

Phone Conference ID: 894 332 729#

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

4. Audience Comments

5. Staff Reports

- A. District Accountant
- B. District Counsel
- C. District Engineer.....Page 3
 - i. Design and Permitting Budget for Capital Projects..... Page 7
 - ii. Draft Project Schedule – FPL Pathway Lighting.....Page 8
- D. Clubhouse Manager
- E. District Manager
 - i. Ratification of District Manager Expense Items for November 2025

6. Business Items

- A. Consideration of Proposal to Replace/Reinstall Paver Bricks in Pathway/Sidewalk Areas of the District.....Page 9
- B. Consideration of Request for Connection to Monterra CDD Storm Drainage System.....Page 13
- C. Consideration of Quote to Remediate and Repair Mold Damage in Clubhouse

7. Business Administration

- A. Consideration of the Minutes of the Workshop Held November 4, 2025, Meeting held November 5, 2025 and Reconvened Meeting Held November 11, 2025.....Page 39
- B. Consideration of Financial Reports for September 30, 2025, and October 31, 2025Page 49

8. New Business and Supervisors' Requests

9. Adjournment

The next Meeting is scheduled for Wednesday, January 7, 2026, at 6:00 p.m.

District Office:

Inframark, Infrastructure 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