

# 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
- Yumi Rodriguez, Clubhouse Manager
- John Khatiblou, Accountant
- Diana Kapatsyna, Administrative Assistant

## REGULAR MEETING

### AGENDA

Wednesday, February 4, 2026, at 6:00 p.m.

Meeting ID: 258 233 150 476 1

Passcode: Vx9uL7wi

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Dial in by phone

[+1 646-838-1601, 243215290#](tel:+16468381601)

Phone Conference ID: 243 215 290#

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#### 1. Call to Order and Roll Call

#### 2. Pledge of Allegiance

#### 3. Approval of Agenda

#### 4. Audience Comments

#### 5. Staff Reports

##### A. District Accountant

i. Consideration of Financial Report for December 31, 2025.....Page 2

##### B. District Counsel

##### C. District Engineer

##### D. Clubhouse Manager

##### E. District Manager

i. Ratification of DM approved expenditures.....Page 20

#### 6. Business Items

A. Discussion regarding expanding current agreement between Monterra CDD and Monterra HOA for use of clubhouse facilities.....Page 21

#### 7. Business Administration

A. Consideration of the Minutes of the January 7, 2026 Meeting.....Page 22

#### 8. New Business and Supervisors' Requests

#### 9. Adjournment

*The next Meeting is scheduled for Wednesday, March 4, 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](http://www.monterracdd.com)