

# 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](tel:+16468381601), 243215290#

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