

Monterra Community Development District

Board of Supervisors

Jason Weinrub, Chairman
Juan Carlos Sanchez, Vice Chairperson
Avi Ciechanowiecki, Assistant Secretary
Susan Kooiman, Assistant Secretary
Greg Popowitz, Assistant Secretary

District Staff

Jennifer Goldyn, Director of District Services
Lynne Ladner, District Manager
Ginger Wald, District Counsel
Peter Pellerito, District Engineer
Richard Almeida Clubhouse Manager
John Khatiblou, Accountant
Melinda Gallo, Administrative Assistant

Regular Meeting Agenda

Wednesday, June 3, 2026, at 6:00 p.m.

The Regular Meeting of the **Monterra Community Development District** will be held on Wednesday June 3, 2026, at 6:00 p.m. at Club Monterra, 8451 Monterra Boulevard, Cooper City, Florida 33024. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Meeting Link](#)

Meeting ID: 835 2689 2974

Passcode: 665564

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

5. SPECIAL BUSINESS ITEMS

- A. Consideration of Revised Assessment Methodology
- B. Consideration of Resolution 2026-09 Approving the Fiscal Year 2027

Proposed Budget and Setting a Public Hearing..... Page 4

6. STAFF REPORTS

- A. Financial Overview
 - i. Review of Financial Summary for April 30, 2026..... Page 20
 - ii. Review of Financials April 2026 Page 21
- B. District Counsel
- C. District Engineer
- D. Clubhouse Manager
- E. District Manager

7. BUSINESS ITEMS

- A. Acceptance of Resignation from JC Sanchez Effective November 3, 2026 Page 38
- B. Consideration of Approval of the Amendment to the Agreement with Kent Security for
Hourly Wage Increases Page 39
- C. Discussion Regarding Authorization of District Counsel to Coordinate with HOA
Counsel on the development of a Standard Agreement for the Collection of Fees and
Payment of Vendors for HOA Programming..... Page 40
- D. Consideration of the Engineering Request for Qualifications

8. NEW BUSINESS AND BOARD OF SUPERVISORS REQUESTS

9. ADJOURNMENT