



# ***Monterra Community Development District***

**August 19, 2026  
Agenda Package**

[Meeting Link](#)

**Meeting ID: 835 2689 2974    Passcode: 665564**

11555 HERON BAY BOULEVARD, SUITE 201  
CORAL SPRINGS, FLORIDA 33076

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**COLLABORATION**



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# 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

## Public Hearing Agenda

Thursday, August 19, 2026, at 6:00 p.m.

The Public Hearing of the **Monterra Community Development District** will be held on Wednesday, August 19, 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

<https://us06web.zoom.us/j/83072684987?pwd=SJdUq4n7QDtUZjbU6s5IYld5zo1T7z.1>

**Meeting ID:** 830 7268 4987

**Passcode:** 781436

## THE PUBLIC HEARING OF THE BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PLEDGE OF ALLEGIANCE

### 3. PUBLIC HEARING FOR GENERAL RULES AND PROCEDURES

A. Consideration of Rule 28 Club Rules, Gate Rules, and District Property Rules..... Page 3

B. Consideration of Rule 35 Club Rules, Gate Rules, and District Property Rules..... Page 5

### C. WRITTEN OBJECTIONS

i. Drew and Michelle Kupper ..... Page 7

ii. Jennifer Rogers..... Page 8

iii. Yuriy Chernitsyn ..... Page 9

iv. Janette Garcia ..... Page10

### 4. ADJOURNMENT

## MONTERRA COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF RULEMAKING AND PUBLIC HEARING TO AMEND DISTRICT PROPERTY RULES, GATE FACILITIES RULES, AND CLUBHOUSE FACILITY RULES

In accordance with Chapters 120 and 190, Florida Statutes, the Monterra Community Development District (the "District") hereby gives notice of its intention to consider the adoption of proposed amendments to the Monterra Community Development District Rules and Policies Governing Use of the Clubhouse Facilities, Gate Facilities Rules, and District Property Rules (collectively, the "Rules"), including the addition of new sections to the Gate Facilities Rules; the establishment of new provisions governing storm water management and open space/landscape area property use, set forth in Part III, Sections 3.0 through 3.3; and revisions to the Club Rules providing clarification of proper attire, revisions to ages of minors use of facilities, expansion of rules for new pickleball courts , with minor grammatical and clarifying revisions.

Specific legal authority for the proposed rule amendments includes Sections 190.011, 190.035, 120.54, and 120.81, Florida Statutes. A copy of the proposed rule amendments, including underline/strikeout text, may be obtained by contacting the District Manager, Lynne Ladner, Inframark, LLC, 210 North University Drive, Suite 702, Coral Springs, Florida 33071, or by telephone at (561) 446 - 4821. Participants and interested persons are strongly encouraged to submit questions and comments to the District Manager's Office at [lladner@inframark.com](mailto:lladner@inframark.com) or by calling (561) 446 -4821, in advance of the meeting and public hearing referenced above to facilitate the Board's consideration of such questions and comments during the meeting.

The Board of Supervisors of the District will hold a public hearing on August 19, 2026, at 6:00 p.m. at Club Monterra, 8451 Monterra Boulevard, Cooper City Florida 33024, to receive public comment on the adoption of the proposed amendments to the Rules. The public hearing will provide an opportunity for the public to address and comment upon the proposed rule amendments. The proposed rule amendments may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

The proposed amendments to the Rules, [Rule 2026-01](#), include, but are not limited to, clarifying permitted and prohibited uses of District property and strengthening enforcement provisions in accordance with Florida law, limiting resident gate lane access to authorized motorized vehicles with valid access cards, requiring pedestrians and non-motorized users to use designated entrances, establishing a graduated system of penalties for violations including warnings and suspension of access privileges, prohibiting unauthorized recreational use and alteration of stormwater management and landscape

areas, and authorizing enforcement actions including trespass designation, cost recovery for damages, and suspension of Clubhouse and gate access rights for noncompliance, along with minor grammatical and clarifying revisions throughout.

The purpose and effect of the proposed amendments is to update the Rules to reflect current operations, clarify permitted and prohibited uses of District property, and strengthen enforcement provisions in accordance with Florida law

**IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN AT LEAST THREE DAYS PRIOR TO ANY PROCEEDINGS, CONTACT LYNNE LADNER, INFRAMARK, LLC AT (561) 446 - 4821.**

All interested parties may appear at the above public hearing at the stated time and place. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. The public record of this hearing may be examined at the office of the District Manager set forth above.

Pursuant to Section 286.0105, Florida Statutes, the Monterra Community Development District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

A copy of the proposed rule amendments, including underline/strikeout text, may be obtained by contacting the District Manager at 11555 Heron Bay Blvd., Suite 201, Coral Springs, Florida 33076, or by calling (561) 446 - 4821.

**NOTICE OF PROPOSED RULE DEVELOPMENT BY THE  
MONTERRA COMMUNITY DEVELOPMENT DISTRICT  
AND PUBLIC HEARING THEREON**

In accordance with Chapters 120 and 190, Florida Statutes, the Monterra Community Development District (the “District”) hereby gives notice of its intention to enact and establish certain amendments to the Monterra Community Development District Rules and Policies Governing Use of the Clubhouse Facilities, Gate Facilities Rules, and District Property Rules (collectively, the “Rules”). The proposed amendments, designated as Rule 2026-01, include the addition of new sections to the Gate Facilities Rules; the establishment of new provisions governing stormwater management and open space/landscape area property use, set forth in new Part III, Sections 3.0 through 3.3; and revisions to the Club Rules providing clarification of proper attire, revisions to ages of minors use of facilities, expansion of rules for new pickleball courts, with minor grammatical and clarifying revisions.

The purpose of the proposed amendments is to update the District’s Gate Facilities Rules and District Property Rules to reflect current operations, clarify permitted and prohibited uses of District property, and strengthen enforcement provisions in accordance with Florida law. The effect of the amendments is to limit resident gate lane access to authorized motorized vehicles with valid access cards, require pedestrians and non-motorized users to use designated entrances, establish a graduated system of penalties for violations including warnings and suspension of access privileges, clearly prohibit unauthorized recreational use and alteration of stormwater management and landscape areas, and authorize enforcement actions including trespass designation, cost recovery for damages, and suspension of Clubhouse and gate access rights for noncompliance, with minor grammatical and clarifying revisions thereto.

A public hearing on the adoption of the proposed rule amendments will be conducted by the District’s Board of Supervisors on August 19, 2026, at 6:00 p.m. at Club Monterra, 8451 Monterra Boulevard, Cooper City Florida 33024, to receive public comment on the adoption of the proposed rule amendments. The public hearing will provide an opportunity for interested persons to address and comment upon the proposed amendments. The proposed amendments may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

A copy of the proposed rule amendments, including underline/strikeout text, may be obtained by contacting the District Manager, Lynne Ladner, Inframark, LLC, 11555 Heron

Bay Blvd., Suite 201, Coral Springs, Florida 33076, or by telephone at 561-446-4821, or by email at [lladner@inframark.com](mailto:lladner@inframark.com). Participants and interested persons are strongly encouraged to submit questions and comments in advance of the meeting to facilitate the Board's consideration of such questions and comments during the public hearing.

**IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN AT LEAST THREE (3) DAYS PRIOR TO ANY PROCEEDINGS, CONTACT LYNNE LADNER, INFRAMARK, LLC AT 561-446-4821**

Pursuant to Section 286.0105, Florida Statutes, the Monterra Community Development District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Lynne Ladner, District Manager

**Elizabeth Ladner**

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**From:** Drew Kupper <dkupper113@gmail.com>  
**Sent:** Thursday, August 6, 2026 10:36 AM  
**To:** Elizabeth Ladner; IMK-PublicRecords  
**Cc:** Drew Kupper; Michelle Kupper  
**Subject:** [EXTERNAL] Written Objection — Proposed District Property Rule

**This message is from an UNTRUSTED Sender. If you have not previously corresponded with this sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.**

Dear District Manager and Board of Supervisors:

I am a Monterra resident and property owner at 8318 NW 26th Ct.

I object to the proposed District Property Rule in its current form.

Despite repeated public-records requests, the District has not produced a prior Board-adopted rule or resolution prohibiting fishing or access to all surrounding lake banks. At the August 5 public meeting, District Counsel also confirmed that no prior Board-adopted rule or resolution existed prohibiting fishing in the stormwater ponds.

The District's written response further reported that its requested five-year records contained no documented lake incidents, injuries, police reports, or written resident complaints about fishing or lake access.

Before imposing a complete prohibition accompanied by possible trespass enforcement, law-enforcement involvement, costs, and suspension of community privileges, I respectfully ask the Board to:

1. Identify the specific documented problem this rule is intended to solve.
2. Produce the engineering, environmental, insurance, safety, incident, or legal evidence supporting the proposed restrictions and penalties.
3. Explain why reasonable alternatives were not presented.
4. Consider resident-only, catch-and-release fishing during daylight hours in designated areas, with appropriate safety restrictions.
5. Postpone adoption until the supporting evidence has been disclosed and residents have had a meaningful opportunity to review it.

Please include this objection in the official rulemaking record for the August 19, 2026 public hearing, distribute it to every Board Supervisor and District Counsel, and confirm receipt.

Sincerely,

Drew and Michelle Kupper  
 8318 NW 26th Ct  
 Cooper City, FL 33024

**Elizabeth Ladner**

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**From:** Jennifer Rogers <jenrogers3000@gmail.com>  
**Sent:** Thursday, August 6, 2026 10:19 AM  
**To:** Elizabeth Ladner; IMK-PublicRecords  
**Subject:** [EXTERNAL] Written Objection — Proposed District Property Rule

**This message is from an UNTRUSTED Sender. If you have not previously corresponded with this sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.**

Dear District Manager and Board of Supervisors:

I am a Monterra resident and property owner at 8366 NW 30th St.

I object to the proposed District Property Rule in its current form.

Despite repeated public-records requests, the District has not produced a prior Board-adopted rule or resolution prohibiting fishing or access to all surrounding lake banks. At the August 5 public meeting, District Counsel also confirmed that no prior Board-adopted rule or resolution existed prohibiting fishing in the stormwater ponds.

The District's written response further reported that its requested five-year records contained no documented lake incidents, injuries, police reports, or written resident complaints about fishing or lake access.

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5. Postpone adoption until the supporting evidence has been disclosed and residents have had a meaningful opportunity to review it.

Please include this objection in the official rulemaking record for the August 19, 2026 public hearing, distribute it to every Board Supervisor and District Counsel, and confirm receipt.

Sincerely,

Jennifer Rogers  
8366 NW 30th St

**Elizabeth Ladner**

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**From:** Yuriy Chernitsyn <clubeliteusa@gmail.com>  
**Sent:** Thursday, August 6, 2026 1:28 PM  
**To:** Elizabeth Ladner; IMK-PublicRecords  
**Subject:** [EXTERNAL] Written Objection — Proposed District Property Rule

**This message is from an UNTRUSTED Sender. If you have not previously corresponded with this sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.**

Dear District Manager and Board of Supervisors:

I am a Monterra resident at 2690 NW 84th Way.

I object to the proposed District Property Rule in its current form.

Despite repeated public-records requests, the District has not produced a prior Board-adopted rule or resolution prohibiting fishing or access to all surrounding lake banks. At the August 5 public meeting, District Counsel also confirmed that no prior Board-adopted rule or resolution existed prohibiting fishing in the stormwater ponds.

The District's written response further reported that its requested five-year records contained no documented lake incidents, injuries, police reports, or written resident complaints about fishing or lake access.

Before imposing a complete prohibition accompanied by possible trespass enforcement, law-enforcement involvement, costs, and suspension of community privileges, I respectfully ask the Board to:

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2. Produce the engineering, environmental, insurance, safety, incident, or legal evidence supporting the proposed restrictions and penalties.
3. Explain why reasonable alternatives were not presented.
4. Consider resident-only, catch-and-release fishing during daylight hours in designated areas, with appropriate safety restrictions.
5. Postpone adoption until the supporting evidence has been disclosed and residents have had a meaningful opportunity to review it.

Please include this objection in the official rulemaking record for the August 19, 2026 public hearing, distribute it to every Board Supervisor and District Counsel, and confirm receipt.

Sincerely,

**Elizabeth Ladner**

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**From:** Janette Garcia <jegmolina@gmail.com>  
**Sent:** Thursday, August 6, 2026 4:39 PM  
**To:** Elizabeth Ladner  
**Cc:** IMK-PublicRecords  
**Subject:** [EXTERNAL] Re: Written Objection — Proposed District Property Rule

**This message is from an UNTRUSTED Sender. If you have not previously corresponded with this sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.**

Dear District Manager and Board of Supervisors:

I am a Monterra resident and property owner at 2990 NW 8th way in Cooper City.

I object to the proposed District Property Rule in its current form.

Despite repeated public-records requests, the District has not produced a prior Board-adopted rule or resolution prohibiting fishing or access to all surrounding lake banks. At the August 5th public meeting, District Counsel also confirmed that no prior Board-adopted rule or resolution existed prohibiting fishing in the stormwater ponds.

The District's written response further reported that its requested five-year records contained no documented lake incidents, injuries, police reports, or written resident complaints about fishing or lake access.

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4. Consider resident-only, catch-and-release fishing during daylight hours in designated areas, with appropriate safety restrictions.
5. Postpone adoption until the supporting evidence has been disclosed and residents have had a meaningful opportunity to review it.

Please include this objection in the official rulemaking record for the August 19th, 2026 public hearing, distribute it to every Board Supervisor and District Counsel, and confirm receipt.

Sincerely,

Janette Molina  
2990 NW 84th way, Cooper City, FL