



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

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

Special Meeting Agenda

Wednesday, August 19, 2026, at 5:30 p.m.

The Special Meeting of the **Monterra Community Development District** will be held on Wednesday, August 19, 2026, at 5:30 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=SJdUq4n7QDtUZjbU6s5lYld5zo1T7z.1>

Meeting ID: 830 7268 4987

Passcode: 781436

THE SPECIAL MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

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

4. SPECIAL BUSINESS

A. Consideration of Rizzo's Holiday Lighting Contract for 2026–2028

Holiday Lighting Services..... Page 3

B. Consideration of Rizzo's Holiday Lighting No. 1057 for 2026 Holiday Lighting Page 5

C. Consideration of Rizzo's Holiday Lighting No. 1056 for the Pool Area..... Page 9

D. Consideration of Randy's Holiday Lighting No. 27316 for 2026 Holiday Lighting Page 10

E. Consideration of Randy's Holiday Lighting No. 27320 for 2026 Holiday Lighting Page 20

F. Consideration of Actions Related to the Facility Use Agreement Between the District and the Monterra Homeowners Association

i. Clubhouse Use Agreement Page 28

ii. First Amendment to Clubhouse Use Agreement Page 31

G. Consideration of Proposals for the Installation of Electrical Service Lines to Power

Aerators in Estada

(Under Separate Cover)

5. ADJOURNMENT

Rizzo's Holiday Lighting

Rizzo's Holiday Lighting Contract Acceptance Form

Client Information

Community: Monterra

Contact Name: Camille Berloune

Address: 8451 Monterra Boulevard

City, State, Zip Code: Cooper City, FL 33024

Phone Number: 954-228-2805

Email Address: bcamille@azuria.com

Description of Services to Be Provided:

- Design and installation of holiday lighting
- Use of Rizzo's Holiday Lighting owned lights and decorations
- Maintenance and repair of lighting during the holiday season within 24 hours (weather dependent)
- Removal of lighting after the holiday season as per discretion of Rizzo's Holiday Lighting

Installation Window/Date: Between October 15th & November 15th

Removal Date: Between January 10th & 31st

Three Year Contact Pricing

Total Cost 2026: \$ 39,500.00

Total Cost 2027: \$ 39,500.00

Total Cost 2028: \$ 39,500.00

Terms and Conditions:

1. **Scope of Work:** Rizzo's Holiday Lighting will provide all necessary equipment and labor to install, maintain, and remove the holiday lighting as described above.
2. **Payment:** The client agrees to pay the total cost as specified. A deposit of 50% is required upon acceptance of this contract, with the balance due upon completion of installation.
3. **Maintenance:** Rizzo's Holiday Lighting will perform maintenance and repairs on the installed lighting as needed during the holiday season. This does not include repetitive damages caused by landscapers. Please advise community landscape vendors of installation.
4. **Liability:** Rizzo's Holiday Lighting is not responsible for any damage to the client's property during installation, maintenance, or removal of the holiday lighting, except in

Rizzo's Holiday Lighting

cases of gross negligence. Additionally, client may be held liable to damages of materials owned by Rizzo's Holiday Lighting should damage occur (i.e. landscaping cuts wiring, etc.).

5. **Electrical Requirements:** Property must provide working electrical outlets that are suitable for holiday lighting. Outlets must be within 15 feet of lighting area. Customers needing longer power runs may incur additional fees.
6. **Weather Conditions:** Installation dates are subject to change based on weather conditions. Rizzo's Holiday Lighting will communicate any necessary adjustments to the client promptly.
7. **Tree Trimming and Mulch:** All tree trimming and mulch is required to be completed prior to your installation date or October 1st (whichever is first). Any untrimmed trees that Rizzo's Holiday Lighting must trim will incur a cost of \$200 per tree. Any damages caused to materials from late tree trimming or mulch will incur repair fees. This is outside of the regular maintenance scope.
8. **Property Access:** The client agrees to provide access to the property as needed for the installation, maintenance, and removal of the lighting.
9. **Pricing Terms:** Prices agreed upon in this contract cover the design and lighting plan for 2026-2028. Any changes to the lighting plan in future dates will be subject to ala carte costs outside of agreed contract price.

Acceptance of Terms

By signing below, the client acknowledges and agrees to the terms and conditions outlined in this contract.

Client Signature: _____

Date: _____

Rizzo's Holiday Lighting Representative Signature: *John Rizzo*

Date: 8/5/2026

Please sign and return this form and submit 50% deposit to confirm your acceptance of the holiday lighting contract.

Checks may be mailed to:

Rizzo's Holiday Lighting
7410 NW 109th Way
Parkland, FL 33076

If electronic payment is preferred, please let us know and we will send an invoice. Please note, a 3% service fee applies for electronic payments.

Thank you for choosing our services!

ESTIMATE

Rizzo's Holiday Lighting

7410 NW 109th Way

Parkland, FL 33076-3161

rizzoholidaylighting@gmail.com

+1 (954) 214-0395



Bill to

Monterra

11555 Heron Bay Blvd. suite 201

Coral Springs, FL 33076

Estimate details

Estimate no.: 1057

Estimate date: 08/05/2026

Expiration date: 08/31/2026

#	Product or service	Description	Qty	Rate	Amount
Clubhouse Monument area					
1.	Monument Sign - WW	LED Warm White C9 Lights	1	\$120.00	\$120.00
2.	Japanese Blueberry - WW	Bush Wrap: Coaxial (water tight) warm white LED mini lights	2	\$120.00	\$240.00
3.	Gumbo limbo trunk - WW	20 Sets: Trunk wrap: Coaxial (water tight) warm white LED mini lights	2	\$600.00	\$1,200.00
4.	Gumbo Limbo cascading - WW	10 sets of Cascading from tree: Coaxial (water tight) warm white LED mini lights	2	\$300.00	\$600.00
Front of Clubhouse					
5.	Forward facing Roof Line- WW	Front area over door only: Forward facing Roof Line: Warm WhiteLED C9	320	\$0.00	\$0.00
6.	Bismarck Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	2	\$420.00	\$840.00
7.	Christmas Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	6	\$120.00	\$720.00
8.	Podocarpus - WW	Bush Wrap: Coaxial (water tight) Warm white LED mini lights.	2	\$120.00	\$240.00
9.	Japanese Blueberry - WW	Bush Wrap: Coaxial (water tight) warm white LED mini lights	2	\$120.00	\$240.00
10.					

	cable protector	No Power on island with ixoras and robellini: shields cables and cords from damage caused by vehicles, foot traffic, and equipment while reducing trip hazards and keeping cables organized.	1	\$50.00	\$50.00
Page 6					
11.	Robellini Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	2	\$40.00	\$80.00
12.	Ixora Bush - WW	Bush Wrap: Coaxial (water tight) Warm white LED mini lights.	1	\$0.00	\$0.00
Pine Island Center Island					
13.	Monument Sign - WW	LED Warm White C9 Lights	1	\$300.00	\$300.00
14.	Sylvester Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	5	\$360.00	\$1,800.00
15.	Sylvester Palm Fronds -20 WW	20 Fronds: Coaxial (water tight) Warm White LED mini lights	5	\$600.00	\$3,000.00
16.	Trinette Bush - WW	Bush wrap: Coaxial (water tight) Warm white LED mini lights. (Yellow & Green Bush)	1	\$1,500.00	\$1,500.00
Pine Island Gate house					
17.	Guard house - Roofline - WW	Roofline : Warm White LED C9	1	\$2,000.00	\$2,000.00
18.	Cypress Tree - WW	Bush wrap: Coaxial (water tight) Warm white LED mini lights.	2	\$360.00	\$720.00
19.	Sylvester Palm Trunk - WW	Behind the Guard house: Trunk wrap: Coaxial (water tight) warm white LED mini lights	2	\$360.00	\$720.00
Pine Island Tower					
20.	Tower Roofline - WW	Roofline line : Warm White LED C9	1	\$480.00	\$480.00
21.	Sylvester Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	2	\$350.00	\$700.00
University Entrance Monument sign area					
22.	Monument Sign - WW	LED Warm White C9 Lights	2	\$300.00	\$600.00
23.	Robellini Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	12	\$60.00	\$720.00
24.	Ficus Bushes - WW	Bush Wrap: Coaxial (water tight) Warm White LED mini lights	2	\$450.00	\$900.00
25.	Tower Roofline - WW	Roofline line : Warm White LED C9	1	\$480.00	\$480.00
University Center Island 1					
26.	Sylvester Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	5	\$360.00	\$1,800.00

27.	Sylvester Palm Fronds -20 WW	20 Fronds: Coaxial (water tight) Warm White LED mini lights	5	\$600.00	\$3,000.00
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University Center Island 2 & Guardhouse					
28.	Sylvester Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	3	\$240.00	\$720.00
29.	Guard house - Roofline - WW	Gutter line : Warm White LED C9	1	\$540.00	\$540.00
Sheridan Entrance					
30.	Tower Roofline - WW	Roofline line : Warm White LED C9	1	\$480.00	\$480.00
31.	Monument Sign - WW	LED Warm White C9 Lights	2	\$300.00	\$600.00
32.	Cooperleaf bush - WW	Bush Wrap: Coaxial (water tight) Warm White LED mini lights	4	\$240.00	\$960.00
33.	Sylvester Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	3	\$360.00	\$1,080.00
Center island 1 Sylvester unable to light no power.					
Center Island 2					
34.	Sylvester Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	3	\$300.00	\$900.00
Bella Terra					
35.	Monument Sign - WW	LED Warm White C9 Lights	1	\$120.00	\$120.00
36.	Japanese Blueberry - WW	Bush Wrap: Coaxial (water tight) warm white LED mini lights	2	\$90.00	\$180.00
37.	Sylvester Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	3	\$270.00	\$810.00
Corta Bella					
38.	Monument Sign - WW	LED Warm White C9 Lights	1	\$120.00	\$120.00
39.	Japanese Blueberry - WW	Bush Wrap: Coaxial (water tight) warm white LED mini lights	2	\$90.00	\$180.00
40.	Sylvester Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	3	\$270.00	\$810.00
Capistrano					
41.	Monument Sign - WW	LED Warm White C9 Lights	1	\$120.00	\$120.00
42.	Japanese Blueberry - WW	Bush Wrap: Coaxial (water tight) warm white LED mini lights	1	\$90.00	\$90.00
43.					

Bismarck Palm Trunk - Pure	Trunk wrap: Coaxial (water tight) Pure White LED mini lights	2	\$420.00	\$840.00
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La Costa					Page 8
44.	Monument Sign - WW	LED Warm White C9 Lights	1	\$120.00	\$120.00
45.	Japanese Blueberry - WW	Bush Wrap: Coaxial (water tight) warm white LED mini lights	2	\$90.00	\$180.00
46.	Bismarck Palm Trunk - Pure	Trunk wrap: Coaxial (water tight) Pure White LED mini lights	2	\$360.00	\$720.00
Villa Del Sol					
47.	Monument Sign - WW	LED Warm White C9 Lights	1	\$120.00	\$120.00
48.	Japanese Blueberry - WW	Bush Wrap: Coaxial (water tight) warm white LED mini lights	1	\$90.00	\$90.00
49.	Bismarck Palm Trunk - Pure	Trunk wrap: Coaxial (water tight) Pure White LED mini lights	4	\$420.00	\$1,680.00
Vista Del Prado					
50.	Monument Sign - WW	LED Warm White C9 Lights	2	\$120.00	\$240.00
51.	Sable Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	6	\$150.00	\$900.00
52.	cable protector	shields cables and cords from damage caused by vehicles, foot traffic, and equipment while reducing trip hazards and keeping cables organized.	2	\$50.00	\$100.00
Estrada					
53.	Monument Sign - WW	LED Warm White C9 Lights	1	\$300.00	\$300.00
54.	Japanese Blueberry - WW	Bush Wrap: Coaxial (water tight) warm white LED mini lights	2	\$600.00	\$1,200.00
55.	Ficus Bushes - WW	Bush Wrap: Coaxial (water tight) Warm White LED mini lights	1	\$300.00	\$300.00
56.	48" Snowflake	Mounted to back of monument: LED Rope Light Snowflakes. The translucent rope with warm white LED lights	3	\$650.00	\$1,950.00
Total				\$39,500.00	
			Expiry date	08/31/2026	

Accepted date

Accepted by

7410 NW 109th Way
Parkland, FL 33076-3161

rizzosholidaylighting@gmail.com
+1 (954) 214-0395

Coral Springs, FL 33076

Estimate date: 08/05/2026

#	Product or service	Description	Qty	Rate	Amount
	Back of Clubhouse				
1.	Christmas Palm Trunk - WW	Trunk wrap: Coaxial (water tight) warm white LED mini lights	17	\$120.00	\$2,040.00
Total					\$2,040.00

Accepted date

Accepted by



Randy's Holiday Lighting

3718 Interstate Park Road North | West Palm Beach, Florida 33404
 (561) 845-8000 | office@randysholidaylighting.com |
 www.randysholidaylighting.com

RECIPIENT:

Monterra CDD
 Camille Berloune
 8451 Monterra Blvd
 Cooper City, FL 33024
 Phone: 754-349-5788

Quote #27316	
Sent on	Aug 07, 2026
Total	\$20,882.12



Thank you for considering Randy's Holiday Lighting for your 2026 Holiday Lighting and Decor needs...we appreciate your support!

For over 25 years, we've been South Florida's trusted partner for stunning holiday displays that captivate and inspire. With our owned fleet of professional bucket trucks, we ensure maximum reliability and seamless service. Our expert team delivers a completely hands-off experience - from custom design and flawless installation to turnkey maintenance, takedown and storage - guaranteeing your property dazzles all season long! Please don't hesitate to reach out to our office if you would like to make any changes to the proposed design.

Product/Service	Description	Qty.	Unit Price	Total
CLUBHOUSE AREA	****NOTE TO CUSTOMER: ****THIS QUOTE IS PART 1 OF 2****DUE TO LIMITATIONS ON OUR ONLINE QUOTE SYSTEM RESTRICTED TO 100 LINE ITEMS - WE ARE PROVIDING 2 SEPARATE QUOTES FOR THE 2026 HOLIDAY DESIGN PROPOSAL. THIS QUOTE IS THE FIRST OF TWO THAT COVERS THE CLUBHOUSE AREA AND THE 3 MAIN ENTRANCES AT PINE ISLAND, UNIVERSITY AND SHERIDAN. THE SECOND QUOTE WILL BE FOR THE SUB-COMMUNITY ENTRANCES.****			
Holiday Installation	Light the trunks and fronds of the 2 Bismark Palms left and right of the Clubhouse entrance with 27 sets of COAXIAL WARM WHITE LED mini lights per palm, 15 fronds to be lit per palm			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	54	\$27.00	\$1,458.00



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Product/Service	Description	Qty.	Unit Price	Total
Holiday Installation	Light the trunks of the 2 Skinny Triple Palms left and right of the Clubhouse entrance with 3 sets of COAXIAL WARM WHITE LED mini lights per trunk.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	18	\$27.00	\$486.00
Holiday Installation	Scatter light 2 Podocarpus hedges at the base of the skinny palms above, left and right of the clubhouse entrance, with 5 sets of COAXIAL WARM WHITE LED mini lights per side.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	10	\$25.00	\$250.00
Holiday Installation	Scatter light 2 Eugenia Topiaries left and right of the clubhouse entrance with 5 sets of COAXIAL WARM WHITE LED mini lights per topiary.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	10	\$25.00	\$250.00
Holiday Installation	Light the 2 trunks of the Double Robellini Palm in the island in front of the clubhouse entrance with 2 sets of COAXIAL WARM WHITE LED mini lights and scatter light the dwarf Xiora bushes around the Robellini Palm with 10 sets of COAXIAL WARM WHITE LED mini lights. ****NOTE TO INSTALLERS: BRING A 4 FEET CORD PROTECTOR TO RUN POWER FROM THE LEFT OR RIGHT OF THE CLUBHOUSE TO THE ISLAND****			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	12	\$25.00	\$300.00
Holiday Installation	Outline the front roofline of the clubhouse with 175' of WARM WHITE LED C-7 lights. ****NOTE TO INSTALLERS: FRONT ROOFLINE ONLY****			



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Product/Service	Description	Qty.	Unit Price	Total
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	175	\$2.50	\$437.50
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	175	\$2.50	\$437.50
Holiday Installation	Outline the top of the clubhouse monument sign in a double row with 24' of WARM WHITE LED C-7 lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	24	\$2.50	\$60.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	24	\$2.50	\$60.00
Holiday Installation	Scatter light the 2 Eugenia Topiaries on either side of the clubhouse monument sign with 7 sets of COAXIAL WARM WHITE LED mini lights per topiary.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	14	\$25.00	\$350.00
Holiday Installation	Light the trunks and major branches of the 2 Shade Trees behind the monument sign 18 sets of COAXIAL WARM WHITE LED mini lights per tree and hang 10 snowfall tubes, 5 (24") and 5 (36"), at varying heights in each tree.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	36	\$27.00	\$972.00
Snowfall 36"	36" Snowfall tubes	10	\$35.00	\$350.00
Snowfall 24"	24" Snowfall tubes	10	\$25.00	\$250.00
PINE ISLAND ENTRANCE	PINE ISLAND RD AND MONTERRA BLVD			
Holiday Installation	Outline the top of the monument sign, including the column caps, in a double row with 60' of WARM WHITE LED C-7 lights.			



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Product/Service	Description	Qty.	Unit Price	Total
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	60	\$2.50	\$150.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	60	\$2.50	\$150.00
Holiday Installation	Light the trunks of the 5 Medjool Palms in the center median with 13 sets of COAXIAL WARM WHITE LED mini lights and light the fronds on the front most Medjool Palm only with 20 sets of COAXIAL WARM WHITE LED mini lights (20 fronds to be lit on the first palm) ****NOTE TO INSTALLERS: ONLY THE FRONT MOST (1) MEDJOOL PALM GETS LIT FRONDS, OTHER (4) ARE LIT TRUNKS ONLY****			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	85	\$27.00	\$2,295.00
Holiday Installation	Scatter light the tops only of the middle Arbicola hedge in the center median with 50 sets of COAXIAL WARM WHITE LED mini lights. ****NOTE TO INSTALLERS: TOP OF THE ARBICOLA HEDGE IN THE MIDDLE ONLY****			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	50	\$25.00	\$1,250.00
Holiday Installation	Outline the fascia of the guardhouse, all levels, with 265' of WARM WHITE LED C-7 lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	265	\$2.50	\$662.50
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	265	\$2.50	\$662.50
Holiday Installation	Scatter light the 2 tall Cypress Topiaries in front of the guardhouse with 10 sets of COAXIAL WARM WHITE LED mini lights per topiary.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	20	\$25.00	\$500.00



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Product/Service	Description	Qty.	Unit Price	Total
Holiday Installation	Light the trunks of the 2 Medjool Palms behind the guardhouse (just inside the gate) with 12 sets of COAXIAL WARM WHITE LED mini lights per palm.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	24	\$27.00	\$648.00
Holiday Installation	Outline the roofline and the two cured bottom walls on the left and right of the Monument Tower (Pine Island Tower) at the corner of the main entrance with 130' of WARM WHITE LED C-7 lights. (this is out front along the road) *****58' TRUCK NEEDED HERE OR TUEPEN*****			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	130	\$2.50	\$325.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	130	\$2.50	\$325.00
Holiday Installation	Light the trunks of 2 Medjool Palms behind the Pine Island Monument Tower with 10 sets of COAXIAL WARM WHITE LED mini lights per palm.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	20	\$27.00	\$540.00
UNIVERSITY ENTRANCE	NORTH UNIVERSITY DRIVE AND MONTERRA BLVD/NW 39TH ST			
Holiday Installation	Light the trunks of the 5 Medjool Palms in the first center median with 12 sets of COAXIAL WARM WHITE LED mini lights and light the fronds on the front most Medjool Palm only with 20 sets of COAXIAL WARM WHITE LED mini lights (20 fronds to be lit on the first palm) *****NOTE TO INSTALLERS: ONLY THE FRONT MOST (1) MEDJOOL PALM GETS LIT FRONDS, OTHER (4) ARE LIT TRUNKS ONLY*****			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	80	\$27.00	\$2,160.00



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Product/Service	Description	Qty.	Unit Price	Total
Holiday Installation	Light the trunks of 3 Sylvester Palms in the median in front of the guardhouse with 8 sets of COAXIAL WARM WHITE LED mini lights.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	24	\$27.00	\$648.00
Holiday Installation	Outline the roofline of the guardhouse at the University entrance with 100' of WARM WHITE LED C-7 lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	100	\$2.50	\$250.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	100	\$2.50	\$250.00
Holiday Installation	Outline the top of both monument signs (single row) at the corners of the entry and exit lanes with 40' of WARM WHITE LED C-7 lights per monument.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	80	\$2.50	\$200.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	80	\$2.50	\$200.00
Holiday Installation	Light the trunks of 12 Robellinis in front of the monuments, 6 per side, with 12 sets (1 set per trunk) of COAXIAL WARM WHITE LED mini lights.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	12	\$27.00	\$324.00
Holiday Installation	Scatter light the bushes in front of both monuments with 10 sets of COAXIAL WARM WHITE LED mini lights per side.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	20	\$25.00	\$500.00



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Product/Service	Description	Qty.	Unit Price	Total
Holiday Installation	Outline the roofline of the monument tower at the corner of the entry lane with 60' of WARM WHITE LED C-7 lights ***58' TRUCK NEEDED HERE***			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	60	\$2.50	\$150.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	60	\$2.50	\$150.00
SHERIDAN ENTRANCE	SHERIDAN ST AND NW 84TH AVE			
Holiday Installation	Outline the top of both monument signs (single row) at the corners of the entry and exit lanes with 40' of WARM WHITE LED C-7 lights per monument.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	80	\$2.50	\$200.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	80	\$2.50	\$200.00
Holiday Installation	Scatter light the red bushes in front of both monuments signs with 6 sets of COAXIAL WARM WHITE LED mini lights per side.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	12	\$25.00	\$300.00
Holiday Installation	Light the trunks and fronds of the front most Medjool Palm in the front center median with 32 sets of COAXIAL WARM WHITE LED mini lights, 20 fronds to be lit.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	32	\$27.00	\$864.00
Holiday Installation	Light the trunks of the 3 Sylvester Palms in the center median with 10 sets of COAXIAL WARM WHITE LED mini lights per tree			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	30	\$27.00	\$810.00



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Product/Service	Description	Qty.	Unit Price	Total
Holiday Installation	Light the trunks of the 3 Sylvester Palms by the Tower Monument with 10 sets of COAXIAL WARM WHITE LED mini lights.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	30	\$27.00	\$810.00
Holiday Installation	Outline the roofline of the monument tower at the corner of the entry lane with 60' of WARM WHITE LED C-7 lights ***58' TRUCK NEEDED HERE***			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	60	\$2.50	\$150.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	60	\$2.50	\$150.00
Bucket truck fee	BUCKET TRUCK/EQUIPMENT FEE	1	\$200.00	\$200.00
3 year contract discount	10% discount for 3 year contract - Customer agrees to spend not less than 90% of the first year contract price over the next three (3) years in exchange for a 10% discount each of the 3 years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Randy's Holiday Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than September 1st of each year, prior to their job being scheduled, or the customer will be obligated for the full amount of the contract for that year. (YEAR 1 OF 3)	1	-\$2,169.00	-\$2,169.00

Subtotal	\$19,516.00
Broward County Sales Tax (7.0%)	\$1,366.12
Total	\$20,882.12



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Payment Schedule

50%	DEPOSIT	\$10,441.06
50%	BALANCE DUE - LIGHT ON	\$10,441.06

WE ACCEPT PAYMENTS BY ZELLE, BANK CHECK, ACH AND CREDIT CARDS (CC). IF YOU WISH TO PAY BY ACH OR CREDIT CARD, PLEASE CONTACT OUR OFFICE AT OFFICE@RANDYSHOLIDAYLIGHTING.COM OR CALL US AT 561-845-8000 TO PROCESS THE PAYMENT. PLEASE NOTE 1% TRANSACTION FEE WILL BE ADDED FOR ACH TRANSACTIONS AND 3% TRANSACTION FEE WOULD BE ADDED FOR CREDIT CARD TRANSACTIONS. YOU CAN ALSO CHOOSE TO PAY BY ZELLE AT 561-685-7248 (BUSINESS NAME: "STALLION EQUITIES, LLC dba RANDY'S HOLIDAY LIGHTING").

This estimate is valid for the next 30 days, after which it may be subject to change.

DISCLOSURES FOR RANDY'S HOLIDAY LIGHTING - 2026

1. This is a contract, make sure you understand the terms before you sign it.
2. Set-up, maintenance, removal and storage is included. Maintenance is included from November 15th through January 2nd. Repairs outside of that time will incur additional charges. Lights can be left up until the end of January at no additional charge. **LIGHTING REMOVAL:** Removal of all lighting is done from Jan 2nd through Jan 31 unless other arrangements are made in writing. Removal of all greens (Christmas trees, garland, wreaths, menorahs, etc.) is done between January 2nd - January 15th. Any greens left up beyond January 15th at the customers request, will incur additional charges.
3. **INSTALLATION TIMING:** Randy's Holiday Lighting must be allowed to install lights up to 60 days prior to your turn on date. The lights will remain unplugged until your turn on date, we will ensure that your lights work properly on that date.
4. **WHAT'S INCLUDED:** Pricing includes all extension cords, staples, tie wraps, etc. in order to complete each job. All prices are for leased product, unless otherwise noted.
5. Electrical receptacles are necessary for each area to be lit.
6. GFI outlets are notoriously sensitive to tripping. Customers are responsible for resetting all GFI's. There is no way to prevent GFI protected outlets or breakers from tripping when the LIGHTS get wet. They simply must be reset once they are dried out. In order to minimize the tripping of the GFI outlets make sure to not run your sprinklers at the same time any of the lights are on. Also, DO NOT tape up or cover any connections, this will only trap moisture. Failure to follow these instructions may void the warranty. SEE OUR ATTACHED TROUBLESHOOTING WORKSHEET.
7. **PRUNING:** All trees and palms must be substantially pruned no later than September 15 or at least sixty (60) days prior to the scheduled "turn-on" date, whichever occurs first. Failure to complete required pruning by this date may result in additional charges or delays to installation. Low-level bushes are typically decorated on or near the scheduled "turn-on" date, as they often require ongoing pruning throughout the season. If pruning has not been completed by the agreed date and our crew arrives onsite but is unable to proceed, the Customer will be responsible for a Rescheduling Fee as follows:
 - Miami-Dade County: \$600
 - Broward County / Martin County / Port St. Lucie County: \$500
 - Palm Beach County: \$400
 If the Customer authorizes RHL to perform on-site trimming and proceed with installation, the Rescheduling Fee will be waived. In such cases, a Pruning Fee will apply as follows:
 - Short palms: \$75 per palm
 - Tall palms: \$100 per palm
 RHL will trim fronds and stack debris neatly on site. RHL does not remove or haul debris, and disposal must be coordinated



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by the Customer through their landscaping provider.

8. POTENTIAL DAMAGES: Hot glue is the only effective way to attach lights to concrete or stucco surfaces and some residue may be left once the lights are removed. We will make every effort to minimize the leftover residue and damage that may occur when removing the lights but the customer may have to make some repairs to the concrete/stucco surfaces after the lights have been removed. Randy's Holiday Lighting will not be responsible for repairing these surfaces if they become damaged during removal. All damages or theft to lights and decorations that we have no control over, i.e. vandalism, theft, damage from lawn maintenance equipment, severe weather, electrical surges, or unpruned palm fronds will be billed as an additional charge to the customer. In the event of a disaster (i.e. hurricane, tornado, etc.) damaged lights/decorations or lights that must be reinstalled will be charged to the customer.

9. POTENTIAL DAMAGES CONTINUED: It is necessary many times to drive our trucks on sidewalks in order to install holiday lights but we will not be responsible for any damage our trucks may do to the sidewalks. If you do not want our trucks to drive on your sidewalks, you must notify us in writing.

10. INSTALLATION DATES are booked upon receiving your signed contract and a 50% deposit. The remaining balance of your lighting and/or decorations will be billed once your lights are turned on or decorations are installed.

11. METHOD OF ATTACHING LIGHTING: All lights are attached and priced by using staples. If, for any reason, we cannot use staples, there will be an upcharge for alternate methods of attaching lights.

12. PROMOTIONAL RIGHTS: Randy's Holiday Lighting reserves the right to use photographs or videos of your decor in promotional material.

13. UNPAID BALANCES: Our final invoices are sent out when your lights are turned on with a 30 day window for payment. Any invoices NOT paid within the 30 day window will incur a 1.5% interest charge per month. If any balance remains unpaid after 120 days, we will be forced to seek legal options to collect. At that time you will be responsible for the balance due along with any and all court costs applied to your case.

14. LEGAL INFORMATION: Any legal action brought by or against either party under the terms of this Agreement shall be determined by the laws of the State of Florida, and venue and jurisdiction for said action shall be within the county of Palm Beach and the State of Florida, respectively

15. SERVICE CALLS: If lighting is not functioning properly or changes to decorations are requested, the Customer must submit a Service Call by one of the following methods:

- Email: office@randysholidaylighting.com
- Website: <https://randysholidaylighting.com/maintenance-request/>
- Phone: 561-845-8000

RHL will make every effort to respond and complete service within forty-eight (48) hours of receiving the Service Call request. A Service Call Fee may apply, in addition to the cost of any replacement materials, as follows:

- Miami-Dade County: \$175
- Broward County / Martin County / Port St. Lucie County: \$150
- Palm Beach County: \$125

Service Call Fees will be applicable outside the warranty period (November 15 through January 2) and during the warranty period for issues not related to lighting malfunction, including but not limited to GFI resets, power interruptions, or other conditions that are the Customer's responsibility under this Agreement.

Signature: _____ **Date:** _____



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RECIPIENT:

Monterra CDD
Camille Berloune
8451 Monterra Blvd
Cooper City, FL 33024
Phone: 754-349-5788

Quote #27320	
Sent on	Aug 07, 2026
Total	\$9,509.09



Thank you for considering Randy's Holiday Lighting for your 2026 Holiday Lighting and Decor needs...we appreciate your support!

For over 25 years, we've been South Florida's trusted partner for stunning holiday displays that captivate and inspire. With our owned fleet of professional bucket trucks, we ensure maximum reliability and seamless service. Our expert team delivers a completely hands-off experience - from custom design and flawless installation to turnkey maintenance, takedown and storage - guaranteeing your property dazzles all season long! Please don't hesitate to reach out to our office if you would like to make any changes to the proposed design.

Product/Service	Description	Qty.	Unit Price	Total
NOTE TO CUSTOMER:	****NOTE TO CUSTOMER: ****THIS QUOTE IS PART 2 OF 2****DUE TO LIMITATIONS ON OUR ONLINE QUOTE SYSTEM RESTRICTED TO 100 LINE ITEMS - WE ARE PROVIDING 2 SEPARATE QUOTES FOR THE 2026 HOLIDAY DESIGN PROPOSAL. THIS QUOTE IS THE SECOND OF TWO THAT COVERS ALL THE SUB-COMMUNITY ENTRANCES IN MONTERRA CDD.****			
BELLA TERRA - SUB-COMMUNITY				
Holiday Installation	Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	26	\$2.50	\$65.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	26	\$2.50	\$65.00



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Product/Service	Description	Qty.	Unit Price	Total
Holiday Installation	Scatter light the 2 Eugenia Topiaries with 5 sets of COAXIAL WARM WHITE LED mini lights per topiary.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	10	\$25.00	\$250.00
Holiday Installation	Light the trunks of 3 Medjool Palms in the center median with 10 sets of COAXIAL WARM WHITE LED mini lights per palm.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	30	\$27.00	\$810.00
CORTA BELLA - SUB-COMMUNITY				
Holiday Installation	Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	26	\$2.50	\$65.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	26	\$2.50	\$65.00
Holiday Installation	Scatter light the 2 Eugenia Topiaries with 5 sets of COAXIAL WARM WHITE LED mini lights per topiary.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	10	\$25.00	\$250.00
Holiday Installation	Light the trunks of 4 Medjool Palms in the center median with 10 sets of COAXIAL WARM WHITE LED mini lights per palm.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	40	\$27.00	\$1,080.00
CAPISTRANO - SUB-COMMUNITY				



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Product/Service	Description	Qty.	Unit Price	Total
Holiday Installation	Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	26	\$2.50	\$65.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	26	\$2.50	\$65.00
Holiday Installation	Scatter light the 1 Eugenia Topiary with 5 sets of COAXIAL WARM WHITE LED mini lights and scatter light the lower bushes with 10 sets of COAXIAL WARM WHITE LED mini lights (light bushes on both sides of the sign)			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	15	\$25.00	\$375.00
Holiday Installation	Light the trunks of the 2 tall Bismark Palms - first and last one in the center median - with 9 sets of COAXIAL WARM WHITE LED mini lights.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	18	\$27.00	\$486.00
LA COSTA - SUB-COMMUNITY	Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	26	\$2.50	\$65.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	26	\$2.50	\$65.00
Holiday Installation	Scatter light the 2 Eugenia Topiaries with 5 sets of COAXIAL WARM WHITE LED mini lights per topiary.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	10	\$25.00	\$250.00
Holiday Installation	Light the trunks of the 3 Bismark Palms in the center median with 9 sets of COAXIAL WARM WHITE LED mini lights.			



Randy's Holiday Lighting

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Product/Service	Description	Qty.	Unit Price	Total
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	27	\$27.00	\$729.00
VISTA DEL SOL - SUB-COMMUNITY				
Holiday Installation	Outline the top of the monument sign in a double row with 26' of WARM WHITE LED C-7 lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	26	\$2.50	\$65.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	26	\$2.50	\$65.00
Holiday Installation	Scatter light the bushes in front of the monument on both sides with 10 sets of COAXIAL WARM WHITE LED mini lights.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	10	\$25.00	\$250.00
Holiday Installation	Light the trunks of the 4 Bismark Palms in the center median with an average of 9 sets of COAXIAL WARM WHITE LED mini lights.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	36	\$27.00	\$972.00
VISTA DEL PRADO SUB-COMMUNITY				
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	13	\$2.50	\$32.50
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	13	\$2.50	\$32.50
Holiday Installation	Light the trunks of the 6 Fan Palms in the center median with 5 sets of COAXIAL WARM WHITE LED mini lights per palm.			



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Product/Service	Description	Qty.	Unit Price	Total
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	30	\$27.00	\$810.00
ESTRADA SUB-COMMUNITY	****NOTE TO INSTALLERS: THIS SUB-COMMUNITY IS OUTSIDE THE PINE ISLAND ENTRANCE AT THE OPPOSITE SIDE OF THE ROAD AT THE NEXT INTERSECTION - CORNER OF PINE ISLAND AND STERLING RD.****			
Holiday Installation	Scatter light the 2 large Japanese topiaries with 35 sets of COAXIAL WARM WHITE LED mini lights per topiary.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	70	\$25.00	\$1,750.00
Holiday Installation	Outline the top edge of the monument at the corner of Pine Island and Sterling with 50' of COAXIAL WARM WHITE LED mini lights.			
C-7 White 12" stringer	White wire C-7 stringer (12" spacing) cost per foot	50	\$2.50	\$125.00
C-7 Warm White LED bulb	C-7 WARM WHITE LED bulbs (for C-7 stringer)	50	\$2.50	\$125.00
Holiday Installation	Scatter light the Podocarpus hedge in front of the monument with 10 sets of COAXIAL WARM WHITE LED mini lights.			
Coaxial WW LED mini(green wire)	Coaxial WARM WHITE LED mini lights (green wire) (these lights have screw together connectors with rubber seals)	10	\$25.00	\$250.00
Holiday Installation	Install a 3 Snowflake design suspended above the above 2 monument walls with a 60" snowflake raised up in the center and 2 - 36" snowflakes flanking the larger snowflake - per wall (bring 10' pipes that will be secured to the back of the walls for the snowflakes)			



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Product/Service	Description	Qty.	Unit Price	Total
Snowflake 60"	60" Snowflake IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL DECOR ELEMENTS WILL BE CUSTOM- DESIGNED TO THE CUSTOMER'S SPECIFICATIONS.	1	\$298.00	\$298.00
Snowflake 36"	36" Snowflake IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES. ALL DECOR ELEMENTS WILL BE CUSTOM- DESIGNED TO THE CUSTOMER'S SPECIFICATIONS.	2	\$175.00	\$350.00
3 year contract discount	10% discount for 3 year contract - Customer agrees to spend not less than 90% of the first year contract price over the next three (3) years in exchange for a 10% discount each of the 3 years. If customer chooses to cancel the contract prior to the expiration of the contract, the customer will reimburse Randy's Holiday Lighting the amount of the discount given each of the prior years. Cancellation must occur in writing no later than September 1st of each year, prior to their job being scheduled, or the customer will be obligated for the full amount of the contract for that year. (YEAR 1 OF 3)	1	-\$988.00	-\$988.00

Subtotal	\$8,887.00
Broward Sales Tax (7.0%)	\$622.09
Total	\$9,509.09

Payment Schedule

50%	DEPOSIT	\$4,754.55
50%	BALANCE DUE - LIGHTS ON	\$4,754.54



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WE ACCEPT PAYMENTS BY ZELLE, BANK CHECK, ACH AND CREDIT CARDS (CC). IF YOU WISH TO PAY BY ACH OR CREDIT CARD, PLEASE CONTACT OUR OFFICE AT OFFICE@RANDYSHOLIDAYLIGHTING.COM OR CALL US AT 561-845-8000 TO PROCESS THE PAYMENT. PLEASE NOTE 1% TRANSACTION FEE WILL BE ADDED FOR ACH TRANSACTIONS AND 3% TRANSACTION FEE WOULD BE ADDED FOR CREDIT CARD TRANSACTIONS. YOU CAN ALSO CHOOSE TO PAY BY ZELLE AT 561-685-7248 (BUSINESS NAME: "STALLION EQUITIES, LLC dba RANDY'S HOLIDAY LIGHTING").

This estimate is valid for the next 30 days, after which it may be subject to change.

DISCLOSURES FOR RANDY'S HOLIDAY LIGHTING - 2026

1. This is a contract, make sure you understand the terms before you sign it.
2. Set-up, maintenance, removal and storage is included. Maintenance is included from November 15th through January 2nd. Repairs outside of that time will incur additional charges. Lights can be left up until the end of January at no additional charge. **LIGHTING REMOVAL:** Removal of all lighting is done from Jan 2nd through Jan 31 unless other arrangements are made in writing. Removal of all greens (Christmas trees, garland, wreaths, menorahs, etc.) is done between January 2nd - January 15th. Any greens left up beyond January 15th at the customers request, will incur additional charges.
3. **INSTALLATION TIMING:** Randy's Holiday Lighting must be allowed to install lights up to 60 days prior to your turn on date. The lights will remain unplugged until your turn on date, we will ensure that your lights work properly on that date.
4. **WHAT'S INCLUDED:** Pricing includes all extension cords, staples, tie wraps, etc. in order to complete each job. All prices are for leased product, unless otherwise noted.
5. Electrical receptacles are necessary for each area to be lit.
6. GFI outlets are notoriously sensitive to tripping. Customers are responsible for resetting all GFI's. There is no way to prevent GFI protected outlets or breakers from tripping when the LIGHTS get wet. They simply must be reset once they are dried out. In order to minimize the tripping of the GFI outlets make sure to not run your sprinklers at the same time any of the lights are on. Also, DO NOT tape up or cover any connections, this will only trap moisture. Failure to follow these instructions may void the warranty. SEE OUR ATTACHED TROUBLESHOOTING WORKSHEET.
7. **PRUNING:** All trees and palms must be substantially pruned no later than September 15 or at least sixty (60) days prior to the scheduled "turn-on" date, whichever occurs first. Failure to complete required pruning by this date may result in additional charges or delays to installation. Low-level bushes are typically decorated on or near the scheduled "turn-on" date, as they often require ongoing pruning throughout the season. If pruning has not been completed by the agreed date and our crew arrives onsite but is unable to proceed, the Customer will be responsible for a Rescheduling Fee as follows:
 - Miami-Dade County: \$600
 - Broward County / Martin County / Port St. Lucie County: \$500
 - Palm Beach County: \$400
 If the Customer authorizes RHL to perform on-site trimming and proceed with installation, the Rescheduling Fee will be waived. In such cases, a Pruning Fee will apply as follows:
 - Short palms: \$75 per palm
 - Tall palms: \$100 per palm
 RHL will trim fronds and stack debris neatly on site. RHL does not remove or haul debris, and disposal must be coordinated by the Customer through their landscaping provider.
8. **POTENTIAL DAMAGES:** Hot glue is the only effective way to attach lights to concrete or stucco surfaces and some residue may be left once the lights are removed. We will make every effort to minimize the leftover residue and damage that may occur when removing the lights but the customer may have to make some repairs to the concrete/stucco surfaces after the lights have been removed. Randy's Holiday Lighting will not be responsible for repairing these surfaces if they become damaged during removal. All damages or theft to lights and decorations that we have no control over, i.e. vandalism, theft, damage from lawn maintenance equipment, severe weather, electrical surges, or unpruned palm fronds will be billed as an additional charge to the customer. In the event of a disaster (i.e. hurricane, tornado, etc.) damaged lights/decorations or lights that must be reinstalled will be charged to the customer.



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9. **POTENTIAL DAMAGES CONTINUED:** It is necessary many times to drive our trucks on sidewalks in order to install holiday lights but we will not be responsible for any damage our trucks may do to the sidewalks. If you do not want our trucks to drive on your sidewalks, you must notify us in writing.

10. **INSTALLATION DATES** are booked upon receiving your signed contract and a 50% deposit. The remaining balance of your lighting and/or decorations will be billed once your lights are turned on or decorations are installed.

11. **METHOD OF ATTACHING LIGHTING:** All lights are attached and priced by using staples. If, for any reason, we cannot use staples, there will be an upcharge for alternate methods of attaching lights.

12. **PROMOTIONAL RIGHTS:** Randy's Holiday Lighting reserves the right to use photographs or videos of your decor in promotional material.

13. **UNPAID BALANCES:** Our final invoices are sent out when your lights are turned on with a 30 day window for payment. Any invoices NOT paid within the 30 day window will incur a 1.5% interest charge per month. If any balance remains unpaid after 120 days, we will be forced to seek legal options to collect. At that time you will be responsible for the balance due along with any and all court costs applied to your case.

14. **LEGAL INFORMATION:** Any legal action brought by or against either party under the terms of this Agreement shall be determined by the laws of the State of Florida, and venue and jurisdiction for said action shall be within the county of Palm Beach and the State of Florida, respectively

15. **SERVICE CALLS:** If lighting is not functioning properly or changes to decorations are requested, the Customer must submit a Service Call by one of the following methods:

- Email: office@randysholidaylighting.com
- Website: <https://randysholidaylighting.com/maintenance-request/>
- Phone: 561-845-8000

RHL will make every effort to respond and complete service within forty-eight (48) hours of receiving the Service Call request. A Service Call Fee may apply, in addition to the cost of any replacement materials, as follows:

- Miami-Dade County: \$175
- Broward County / Martin County / Port St. Lucie County: \$150
- Palm Beach County: \$125

Service Call Fees will be applicable outside the warranty period (November 15 through January 2) and during the warranty period for issues not related to lighting malfunction, including but not limited to GFI resets, power interruptions, or other conditions that are the Customer's responsibility under this Agreement.

Signature: _____ **Date:** _____

FIRST AMENDMENT TO CLUBHOUSE USE AGREEMENT

THIS FIRST AMENDMENT TO CLUBHOUSE USE AGREEMENT (the “First Amendment”), made and entered into this 2nd day of July, 2026 (the “Effective Date”), by and between:

MONTERRA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Cooper City, Broward County, Florida, and with offices at 210 North University Drive, Suite 702, Coral Springs, Florida 33071 (the “District”),

and

MONTERRA COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose principal address is 12270 SW 3rd Street, Suite 200, Plantation, FL 33325 (the “Association”),

WHEREAS, the District and the Association entered into the Clubhouse Use Agreement on March 18, 2025 (the “Agreement”) for the Association’s use of the Monterra clubhouse facility; and

WHEREAS, the Association requested that the District authorize the use of other District owned property to allow the Association to utilize these additional properties for community event purposes; and

WHEREAS, the District has agreed to expand the Agreement to include the athletic courts and certain green spaces that are owned and operated by the District for use by the Association for the described purpose under certain conditions.

W I T N E S S E T H

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and agreements herein and the permission granted by the District to the Association to use the Clubhouse for the purposes stated herein, the Association and District agree as follows:

Section 1. The foregoing recitals are true and correct and are hereby incorporated into this Amendment.

Section 2. Section 2 of the Agreement entitled Facility and Use, Subsections 2.1-2.1.3 of the Agreement, and Subsections 2.2-2.4 of the Agreement are hereby replaced in their entirety to read as follows:

2. Facilities and Use. The District does hereby grant use to the Association

and the Association does hereby accept and take, on a NON-EXCLUSIVE basis, the use of certain areas of the Clubhouse, located at 8451 Monterra Boulevard, Cooper City, Florida 33024, the use of the District-owned basketball and tennis courts and other added athletic courts, and the use of the District-owned green spaces (hereinafter referred to as "Facilities") to be used by the Association solely for the following purposes and under the conditions set forth in this Agreement and the District's adopted rules and regulations for the District property.

2.1 Dates and Times of Use. The Association may use certain areas of the Facilities as follows:

2.1.1. Association may utilize that portion of the Facilities for the purpose of hosting Association events that are approved by the District's Property Manager ("Property Manager") or the District's District Manager ("District Manager").

2.1.2. The Facilities may be utilized by the Association for the purpose of hosting Association events on specified dates and times upon submission to the Property Manager for review and approval by the District Manager. If the Association incurs a cost for the Association events, the Association may charge attendees for Association events as reimbursement to the Association for the incurred costs only.

2.1.3. All requests by the Association shall be submitted to the Property Manager no less than 30 days prior to the date of the Association event. The Association Manager will be notified whether the request has been granted and be provided with a list of all requirements necessary to conduct the event.

2.2 Use of Equipment and supplies. The Association is not allowed to use any equipment or supplies owned by the District without the direct permission of the District Manager or Property Manager.

2.3. Limitation of Uses of Facilities. The Association may utilize certain identified areas of the Facilities, as approved by the Property Manager or the District Manager, for Association scheduled meetings and Association events as approved by the District Manager as set forth above. The District Manager and the Property Manager have the right to permit the use of certain areas within the Facilities by the Association prior to the event for set-up and storage purposes. The Association must receive written approval from the District Manager or the Property Manager prior to use of the aforementioned areas.

2.4. Prohibition. The Association shall not utilize the Facilities for the personal gain of any member of the Association, i.e., Association board

members shall not be vendors or market their services at any event. The Association shall not utilize the Property Manager or their staff for any event that occurs during the working hours of the Property Manager or their staff under the Property Management Agreement with the District. The Association may employ Property Manager or their staff for Association events, as long as such employment occurs outside of the working hours for the District, and as long as the Association provides direct compensation to the Property Manager and any employed staff.

Section 3. The Agreement shall be amended to substitute the term "Facilities" in the place of the term "Clubhouse," to substitute the term "Property Manager" in the place of the term "Clubhouse Manager," and to substitute the term "District Rules" in the place of the term "Clubhouse Rules".

Section 4. In all other respects, the Agreement between the District and the Association shall remain in full force and effect as provided by its terms.

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

By: *Lynne Sadner*
Secretary/Assistant Secretary

**MONTERRA COMMUNITY
DEVELOPMENT DISTRICT**

Joan W. Hunt
Chairperson/Vice-Chairperson

2 day of July, 2026

WITNESS:

Adelina Proger
Print Name: Adelina Proger

Print Name: _____

(CORPORATE SEAL)

**MONTERRA COMMUNITY
ASSOCIATION, INC.**

By: *S. Hashem*
Name: SYED HASHEM
Title: Board President

2nd day of July, 2026

CLUBHOUSE USE AGREEMENT

THIS CLUBHOUSE USE AGREEMENT (the "Agreement"), made and entered into this 18 day of March, 2025 (the "Effective Date"), by and between:

FT

MONTERRA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Cooper City, Broward County, Florida, and with offices at 210 North University Drive, Suite 702, Coral Springs, Florida 33071 (the "District"),

and

MONTERRA COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose principal address is 12270 SW 3rd Street, Suite 200, Plantation, FL 33325 (the "Association"),

WHEREAS, the Association desires to use the Monterra clubhouse facility, located at 8451 Monterra Boulevard, Cooper City, otherwise known as Club at Monterra which is owned by the District and located within the boundaries of the District (the "Clubhouse"); and

WHEREAS, the District desires to allow the Association to utilize the Clubhouse for Association business purposes and also for community event purposes as set forth herein and in accordance with the rules and regulations of the Clubhouse; and

WHEREAS, the District has indicated a willingness to permit the Association to use the Clubhouse for the described purpose under certain conditions; and

WHEREAS, the Association agrees to hold harmless and indemnify the District in connection with the use of the Clubhouse for the uses described herein.

W I T N E S S E T H

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and agreements herein and the permission granted by the District to the Association to use the Clubhouse for the purposes stated herein, the Association and District agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement.

2. **Facility and Use.** The District does hereby grant use to the Association and the Association does hereby accept and take, on a NON-EXCLUSIVE basis, the use of certain areas of the Clubhouse, located at 8451 Monterra Boulevard, Cooper City, Florida 33024 to be used by the Association solely for the following purposes and under the conditions set forth in this

Agreement and the District's adopted rules and regulations for the Clubhouse.

2.1 Dates and Times of Use. The Association may use certain areas of the Clubhouse as follows:

2.1.1. Association may utilize that portion of the Clubhouse for the purpose of hosting Association events that are approved by the Clubhouse Manager or the District Manager.

2.1.2. The Clubhouse may be utilized by the Association for the purpose of hosting Association events on specified dates and times upon submission to the Clubhouse Manager for review and approval by the District Manager.

2.1.3. All requests by the Association shall be submitted to the Clubhouse Manager no less than 60 days prior to the date of the Association event. The Association Manager will be notified whether the request has been granted and be provided with a list of all requirements necessary to conduct the event. FI

2.2 Use of Equipment and supplies. The Association is not allowed to use any other equipment or supplies owned by the District without the direct permission of the District Manager or Clubhouse Manager.

2.3. Limitation of Uses of Clubhouse. The Association may utilize certain identified areas within the Clubhouse, as approved by the Clubhouse Manager or the District Manager, for Association scheduled meetings and Association events as approved by the District Manager as set forth above. The District Manager and the Clubhouse Manager have the right to permit the use of certain areas within the Clubhouse by the Association prior to the event for set-up and storage. The Association must receive written approval from the District Manager or the Clubhouse Manager prior to use of the aforementioned areas.

2.4. Prohibition. The Association shall not utilize the Clubhouse for the personal gain of any member of the Association, i.e. Association board members shall not be a vendor nor market the members' services at any event. The Association shall not utilize Clubhouse Manager or Clubhouse staff for any event while Clubhouse Manager or Clubhouse staff is working under the Clubhouse Management Agreement with the District. The Association may employ Clubhouse Manager or Clubhouse staff for Association events, as long as not during working hours for the District, and as long as the Association provides direct compensation to the aforementioned individuals.

3. Term. The term of this Use Agreement shall commence upon the Effective Date and end on September 30, 2025 ("Initial Term"). Unless terminated as provided by Section 6 below, this Agreement shall automatically renew for terms of one (1) year, and which additional terms shall run from October 1 to September 30 of each additional year ("Extension Term").

4. Conditions of Facility Use.

4.1 Clubhouse. The Association has inspected the Clubhouse and accepts in "AS IS" condition. The Association agrees that after use of the Clubhouse in accordance with this Agreement, the Association will return the Clubhouse to the District in a neat and sanitary condition, disposing of all garbage and waste in designated receptacles. The Association shall make no alterations, additions, improvements, or otherwise to the Clubhouse without the express written consent of the District.

4.2 Indemnification and Hold Harmless. The Association agrees to conduct its activity upon the Clubhouse in a manner so as to not endanger any person lawfully thereon and to, indemnify and hold harmless the District, its officers, agents, and employees from and against all claims, suits, actions, damages, liabilities, expenditures, or causes of action of any kind arising out or in any way connected to any act, omission, or negligence of the Association, or its respective officers, agents, employees, or guests, and resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted Clubhouse or improvements thereto, or arising from the use of said Clubhouse by the Association. Association shall require all vendors selected by Association to conduct activities at the Clubhouse to indemnify and hold harmless the District, its officers, agents, and employees from and against all claims, suits, actions, damages, liabilities, expenditures, or causes of action of any kind arising out or in any way connected to any act, omission, or negligence of the vendor, or their respective officers, agents, employees, or guests, and resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the Clubhouse. The Association agrees that this indemnification provision is applicable beginning on the Effective Date of this Agreement.

4.3 Insurance. Association is required to furnish to the District, prior to its use of the Clubhouse, a certificate showing General Liability/Public Liability and Property Damage Insurance of not less than \$1,000,000 combined single limits. The proofs of insurance provided by the Association is subject to the review and approval of District.

4.4 Compliance with laws, rules and regulations. The Association shall comply with all laws of the United States, and of the State of Florida, all ordinances of Cooper City, all rules and requirements of the Police, Fire Departments, or other municipal authorities of Broward County, any other applicable local laws, ordinances and regulations and the Monterra Community Development District Rules, will obtain and pay for all necessary permits and licenses, and will not do, nor suffer to be done, anything on said Clubhouse during the term of this Agreement in violation of any such laws, ordinances, rules or requirements, and if the attention of the Association is called to any such violation on the part of the Association, or any person employed by or admitted to the Clubhouse by the Association, the Association will immediately desist from and correct the violation.

4.5 Non-discrimination. The District does not tolerate discrimination in any of its programs, services or activities. Pursuant to Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 and other federal and state authorities, the Association will not exclude from participation in, deny the benefits of,

or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

5. General Provisions.

5.1 Evacuation. The District reserves the right, without any liability therefore, to evacuate the Clubhouse during any activity in progress where it is deemed necessary for the safety of the general public, patrons, or guests.

5.2 This Agreement is Non-Exclusive. The Association understands and agrees that during the term of this Agreement, other events, may be held in other parts of the Clubhouse and the facilities, and it is understood and agreed that such other events can be held, serviced or moved in or out of the Clubhouse during the term hereof even though they may cause inconvenience to the Association. The District will make every effort to minimize the impact on the Association's use of the Clubhouse.

5.3 Inspection of Clubhouse. The Association further represents that its representatives and agents have independently inspected the Clubhouse and that the same are in proper condition for the use contemplated in this Agreement.

5.4 Security. The Association acknowledges and understands that District bears no responsibility whatsoever, for negligence of the District, its officials, agents, or employees, for damages to person or property, arising out of the lack or insufficiency of security, safety measures, or protection from vandalism during the use of the Clubhouse.

5.5 Damages to Clubhouse. The Association shall not damage the Clubhouse, and will not make, nor allow alterations of any kind therein to be made without the District's written permission. Following the use of the Clubhouse, the Association shall return the Clubhouse to the condition the Clubhouse was in prior to the Association's use of the Clubhouse. Any damage whatsoever occurring as a result of a breach of this provision shall be the responsibility of the Association. The Association shall coordinate with the Clubhouse Manager an inspection period to determine compliance with this provision.

6. Termination or Cancellation.

6.1 District shall have the right to terminate and rescind this Agreement in its entirety or in part at the option of the District: for any reason whatsoever upon the providing of ten (10) days' notice to the Association.

6.2 The termination of this Agreement shall not relieve the Association of any liabilities or obligations hereunder which shall have accrued prior to the effective date of cancellation or rescission.

7. Assignment Prohibited. This Agreement shall not be assigned, sublet, sold, made a part of a merger, takeover, or sale of a business, or otherwise transferred in any manner

whatsoever, by either party, without the prior written consent of the other party endorsed thereon.

8. **Notice.** Any notice required or permitted to be given or served by either party to this Agreement shall be deemed to have been given or served when made in writing, by certified mail, return receipt requested, or by hand delivery, and addressed as follows:

As to ASSOCIATION:

Monterra Community Association, Inc.
C/O Castle Group Management
12270 SW 3rd Street
Suite 200
Plantation, FL 33325

As to DISTRICT:

Monterra Community Development District
C/O District Manager
11555 Heron Bay Boulevard, Suite 201
Coral Springs, Florida 33076

With copy to:

Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

9. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Florida, with venue, for purposes of any litigation, lying in Broward County, Florida.

10. **Entire Agreement.** That all terms and conditions of this written Agreement shall be binding upon the parties, their heirs or representatives, and assigns, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto, unless the same be in writing and mutually signed by the duly authorized agent or agents who execute this Agreement.

11. **Waiver.** No waiver of any covenant or condition or the breach of any covenant or condition of this Agreement shall be taken to constitute a waiver of any subsequent breach of any covenant or condition of this Agreement.

12. **Severability.** If any provision of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all cases because of conflicts with any provision(s) hereof or any constitution,

statute, ordinance, rule, or law or public policy, or for any reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portion of this Agreement or any part thereof.

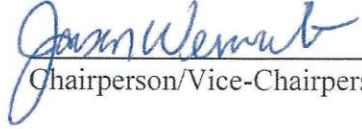
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IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

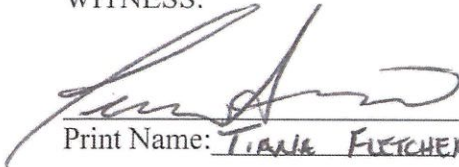
By: 
Secretary/Assistant Secretary

MONTERRA COMMUNITY
DEVELOPMENT DISTRICT

By: 
Chairperson/Vice-Chairperson

17 day of Feb, 2025

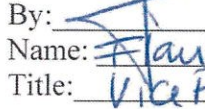
WITNESS:


Print Name: TIANA FLETCHER-ANDERSON

Print Name: _____

(CORPORATE SEAL)

MONTERRA COMMUNITY
ASSOCIATION, INC.

By: 
Name: Flavia Ibarra
Title: Vice President

18 day of March, 2025