

**MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, DECEMBER 9, 2015
7:00 P.M.**

AGENDA

*****Due to the required hearing procedures and the number of hearings that are to be addressed in Executive Session (Closed), it may be necessary to start the Open Meeting after the estimated time of 7:30 P.M. *****

I. CALL TO ORDER - 7:00 P.M.

TAB 1 II. MOVE TO CONVENE IN EXECUTIVE (CLOSED) SESSION IF HEARINGS ARE SCHEDULED

To discuss pending or probable litigation, personnel matters and matters involving violations of the declarations and rules and regulations adopted pursuant thereto in which a member, family members, tenants, guests or other invitees are responsible.

TAB 2 III. HEARINGS (CLOSED) 7:00 P.M.

- 2a. Review** - Violation for Acct. #M1BEAC-5400-02 - Extension - Trim Shrubbery
- 2b. Review** - Violation for Acct. #M1HICP-4748-02 - Assess Charges for Commercial Vehicle Parking
- 2c. Review** - Violation for Acct. #M1KENC-4226-02 - Extension for Repair/Paint Trim/Door, Clean Siding/Soffit/Gutters
- 2d. Review** - Violation for Acct. #M1SPRB-5225-03 - Extension - Repair/Paint of Wood Trim, Clean Siding
- 2e. Review** - Violation for Acct. #M1SPRB-5242-03 - Extension for Repair of Wood Trim
- 2f. Review** - Violation for Acct. #M1TIMD-4738-02 - Dispute Lawn Maintenance
- 2g. Review** - Violation Hearings for Non-Respondent Homeowners

IV. RECONVENE INTO OPEN SESSION

V. PLEDGE

TAB 3 VI. HEARING ACTIONS & EXECUTIVE SESSION ITEMS (OPEN)

- 3a. Action** - Violation for Acct. #M1BEAC-5400-02 - Extension - Trim Shrubbery
- 3b. Action** - Violation for Acct. #M1HICP-4748-02 - Assess Charges for Commercial Vehicle Parking
- 3c. Action** - Violation for Acct. #M1KENC-4226-02 - Extension for Repair/Paint Trim/Door, Clean Siding/Soffit/Gutters
- 3d. Action** - Violation for Acct. #M1SPRB-5225-03 - Extension - Repair/Paint of Wood Trim, Clean Siding
- 3e. Action** - Violation for Acct. #M1SPRB-5242-03 - Extension for Repair of Wood Trim
- 3f. Action** - Violation for Acct. #M1TIMD-4738-02 - Dispute Lawn Maintenance
- 3g. Action** - Violation Hearings for Non-Respondent Homeowners

TAB 4 VII. REVIEW AND APPROVAL OF MINUTES

- Action** - Approve Minutes of the November 11, 2015 Board Meeting

VIII. SPEAKER'S TIME - Two Minutes per Speaker *

IX. CONSENT AGENDA

TAB 5 X. SET AGENDA FOR OPEN MEETING - 7:30 P.M. (Estimated Time)

XI. OLD BUSINESS

- Tab 6 Action** Consider New Agreement for Triathlon
- Tab 7 Action** Consider Amending Community Guidelines Section 5.4.8 Docks, Piers, and Wharves

XII. NEW BUSINESS

- TAB 8 Action** - Consider Approval of Variance - Fence Style
- TAB 9 Action** - Consider Approval of Variance - Double Fencing
- TAB 10 Action** - Consider Approval of PIR for Dock & Stairway

- TAB 11 Action** - Consider Amending Community Guidelines Section 2.4.5 Member Participation
TAB 12 Action - Consider Approval of Draft FY17 Budget
TAB 13 Action - Consider Scheduling Second Town Hall Meeting for Southlake/MPOA Common Area Issue

TAB 14 XIII. MANAGER'S REPORTS

TAB 15 XIV. OFFICERS' REPORTS

President's Report
Vice President's Report
2nd Vice President's Report - Committee Reports
Treasurer - Financial Report

XV. DIRECTORS' COMMENTS

XVI. SCHEDULED MEETINGS

Board of Directors Meeting, Wednesday, January 13, 2015, at 7:00 p.m. at the MPOA Bldg.

- * **President may limit duplicate comments on same issue**

Action: Designates an item requiring action by the Board of Directors during this meeting.

Prepared by: Justin Field, GM, Kristie Upperman & Tom Whiting, Asst. General Managers

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