

**MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, July 12, 2017  
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 consult with legal counsel, discuss pending or probable litigation, to discuss and consider contracts, 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** - M1HOLD-5066-03 Hearing Request for Extension
- 2b. Review** - Violation Hearings for Nonrespondent Homeowners

**IV. RECONVENE INTO OPEN SESSION**

**V. PLEDGE**

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

- 3a. Action** - M1HOLD-5066-03 Hearing Request for Extension
- 3b. Action** - Violation Hearings for Nonrespondent Homeowners

**TAB 4 VII. REVIEW AND APPROVAL OF MINUTES**

- 4a. Action** - Approve Minutes of the June 14, 2017 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. NEW BUSINESS**

- TAB 6 Action** - Consider Two New Covenant's Committee Volunteers
- TAB 7 Action** - Consider Approval of PIR for M1GOLD-5590-02 Tree removal
- TAB 8 Action** - Consider Approval of PIR for M1GOLD-5650-02 Porch. Gazebo, Deck
- TAB 9 Action** - Consider Approval of PIR for M1SKYD-5433-02 Stairway, Railings to Dock
- TAB 10 Action** - Consider Approval of PIR for M1YORD-5531-03 Tree removal
- TAB 11 Action** - Consider Approval of Variance for M1LAZL-5818-02 Outdoor Storage Container
- TAB 12 Action** - Consider Amending Community Guidelines 5.4.8 Docks, Piers, and Wharves
- TAB 13 Action** - Consider Repair to the MPOA Building's Planter Bed Wall Foundation
- TAB 14 Action** - Consider Replacement of the 2007 Chevy Silverado Work Truck
- TAB 15 Action** - Consider Acceptance of Final Report from Common Area Utilization Ad hoc Committee
- TAB 16 Action** - Consider Amendment to the Dock and Shoreline Improvement Permit Application
- TAB 17 Action** - Consider Approval of Tree Removal Proposal
- TAB 18 Action** - Consider Approval of the FY17 Draft Audit
- TAB 19 Action** - Consider Contract With Montclair Country Club for Events
- TAB 20 Action** - Consider Approval of PWCFD Request to use the Lake for Training

**TAB 21 XII. MANAGER'S REPORTS**

**TAB 22 XIII. OFFICERS' REPORTS**

President's Report  
Vice President's Report

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

#### **XIV. DIRECTORS' COMMENTS**

#### **XV. SCHEDULED MEETINGS**

Board of Directors Meeting, Wednesday, August 9, 2017 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 C. Field, GM, Rachel Mancinelli, AGM, & Phil Webber, Operations Manager

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