



**MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, December 13, 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** - M1BREW-4957-03 Hearing Requested for Extension
- 2b. Review** - M1EDGD-5304-04 Hearing Requested for Extension
- 2c. Review** - M1CROL-5808-02 Hearing Request
- 2d. Review** - Violation Hearings for Non-respondent Homeowners

**IV. RECONVENE INTO OPEN SESSION - 7:30 P.M. (Estimated Time)**

**V. PLEDGE**

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

- 3a. Action** - M1BREW-4957-03 Hearing Requested for Extension
- 3b. Action** - M1EDGD-5304-04 Hearing Requested for Extension
- 3c. Action** - M1CROL-5808-02 Hearing Request
- 3d. Action** - Violation Hearings for Non-respondent Homeowners

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

- Action** - Approve Minutes of the November 8, 2017 Board Meeting

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

**IX. CONSENT AGENDA**

**TAB 5 X. SET AGENDA FOR OPEN MEETING**

**XI. OLD BUSINESS**

- TAB 6 Action** - Consider Temporary Suspension of CG 5.5.2d and 5.5.2f boat storage

**XII. NEW BUSINESS**

- TAB 7 Action** - Consider Amendment to Hearing Motion Wording
- TAB 8 Action** - Consider Approval for M1MARL-4980-02 OSC Variance
- TAB 9 Action** - Consider Approval for M1GROC-5405-04 Roof Variance
- TAB 10 Action** - Consider Approval for M1HOLD-5134-03 Walkway Variance
- TAB 11 Action** - Consider Approval for M1BREW-4940-03 4940 Breeze Way, 2 PIRs
- TAB 12 Action** - Consider Approval for M1COVL-5976-02 Deck PIR
- TAB 13 Action** - Consider Approval for Common Area Use Ballot Question
- TAB 14 Action** - Consider Approval of Draft FY2019 Budget
- TAB 15 Action** - Consider Approval for Installation of Bat Boxes
- TAB 16 Action** - Consider Acceptance of Southlake Cove Community Guidelines
- TAB 17 Action** - Consider Acceptance of Water's Edge Community Guidelines
- TAB 18 Action** - Appointment of At-Large Director

**TAB 19 XIII. MANAGER'S REPORTS**

**TAB 20 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 10, 2018 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

**Distribution:** Greg Barlow, Ray Boisvert, Linda Cheng-Khan, Meg Czapiewski, Amy Frederick, Ned Greene,  
Tracy Hansen, John Larkin, Fred Rash, Doug Taggart

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