

**MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, August 9, 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** - M1BRID-5008-02 Hearing Request for Extension
- 2b. Review** - M1WINL-5464-03 Hearing Request for Extension
- 2c. Review** - M1SHED-6213-03 Hearing Request for Extension
- 2d. Review** - M1INLP-5369-03 Hearing Request for Extension
- 2e. Review** - M1KESC-4836-02 Hearing Request for Extension
- 2f. Review** - M1BRGP-5505-03 Hearing Request for Extension
- 2g. Review** - M1SPRB-5102-06 Hearing Request for Extension
- 2h. Review** - M1SALD-4886-05 Hearing Request for Extension
- 2i. Review** - Violation Hearings for Nonrespondent Homeowners
- 2j. Review** - M1COVL-5977-02 Hearing Deferral Update

**IV. RECONVENE INTO OPEN SESSION**

**V. PLEDGE**

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

- 3a. Action** - M1BRID-5008-02 Hearing Request for Extension
- 3b. Action** - M1WINL-5464-03 Hearing Request for Extension
- 3c. Action** - M1SHED-6213-03 Hearing Request for Extension
- 3d. Action** - M1INLP-5369-03 Hearing Request for Extension
- 3e. Action** - M1KESC-4836-02 Hearing Request for Extension
- 3f. Action** - M1BRGP-5505-03 Hearing Request for Extension
- 3g. Action** - M1SPRB-5102-06 Hearing Request for Extension
- 3h. Action** - M1SALD-4886-05 Hearing Request for Extension
- 3i. Action** - Violation Hearings for Nonrespondent Homeowners

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

- Action** - Approve Minutes of the July 12, 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. OLD BUSINESS**

- TAB 6 Action** - Consider Contract With Montclair Country Club for Events
- TAB 7 Action** - Consider Approval of PWCDFD Request to use the Lake for Training
- TAB 8 Action** - Consider Amendment to Guidelines for PIR Processing

**XII. NEW BUSINESS**

- TAB 9     **Action**    -    Consider Memorandum of Understanding for Subassociation PIR Processing
- TAB 10    **Action**    -    Consider Approval of April 30, 2018 & 2019 Audit & Tax Return Proposal
- TAB 11    **Action**    -    Consider Guideline Revision for Charitable Donation Collection Procedures
- TAB 12    **Action**    -    Consider Modification to Landscaping Scope of Work relative to mowing of various wooded areas.
- TAB 13    **Action**    -    Consider Modification to Landscaping Scope of Work relative to MPOA-owned parcels on Northgate Dr
- TAB 14    **Action**    -    Consider RFP for an Independent Landscaping Contract for the Lake Montclair Dam
- TAB 15    **Action**    -    Consider Revisions to the Scope of Work in the 2018 Landscaping Request for Proposal

**TAB 16 XIII. MANAGER'S REPORTS**

**TAB 17 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, September 13, 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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