



**MONTCLAIR PROPERTY OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, OCTOBER 9, 2019 AT 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.\*\*\***

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|              | <b>I. CALL TO ORDER – 7:00 P.M.</b>   |
| <b>TAB 1</b> | <b>II. MOVE TO CONVENE IN EXECUTIVE (CLOSED) SESSION IF HEARINGS ARE SCHEDULED</b><br>To consult with legal counsel, discuss pending or probable litigation, to discuss and consider contracts, personnel matters and matters involving violations of the declaration and rules and regulations adopted pursuant thereof in which a member, family members, tenants, guests, or other invitees are responsible. |
| <b>TAB 2</b> | <b>III. HEARINGS (CLOSED) 7:00 P.M.</b><br>2a. Review – Waivers from FAB Committee<br>2b. Hearing Request – M1FISC-4703-02<br>2c. Hearing Request – M1WNTC-5027-02<br>2d. Review - Violation Hearings for Non-Respondent Owners   |
|              | <b>IV. RECONVENE INTO OPEN SESSION – 7:30 P.M. (ESTIMATED TIME)</b>   |
|              | <b>V. PLEDGE OF ALLEGIANCE</b>  |
| <b>TAB 3</b> | <b>VI. HEARING ACTIONS AND EXECUTIVE SESSION ITEMS (OPEN)</b><br>3a. Review – Waivers from FAB Committee<br>3b. Hearing Request – M1FISC-4703-02<br>3c. Hearing Request – M1WNTC-5027-02<br>3d. Review - Violation Hearings for Non-Respondent Owners   |
| <b>TAB 4</b> | <b>VII. REVIEW AND APPROVAL OF MINUTES</b><br>Action – Approve Minutes of the September 11, 2019 Board of Directors Meeting   |
|              | <b>VIII. SPEAKER’S TIME - TWO MINUTES PER SPEAKER*</b><br>Resident Forum  |
|              | <b>IX. CONSENT AGENDA</b>   |
| <b>TAB 5</b> | <b>X. SET AGENDA FOR OPEN MEETING</b>   |
|              | <b>XI. OLD BUSINESS</b>   |
| <b>TAB 6</b> | 6. Action – Comprehensive Insurance Policy Renewal  |
| <b>TAB 7</b> | 7. Action – Dog Park LFMC Response to June 12, 2019 Board Request   |
| <b>TAB 8</b> | 8. Action - Amend CG 4.3.5 Boating on Lake Montclair  |
| <b>TAB 9</b> | 9. Action – Reserve Study   |

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| <b>TAB 10</b> | <b>XII. NEW BUSINESS</b>       | 10. Action – Consider Approval Drug Take Back Banner   |
| <b>TAB 11</b> |                                | 11. Action – Consider Approval of April 30, 2020 and 2021 Audit/Tax Return Proposal  |
| <b>TAB 12</b> | <b>XIII. MANAGERS’ REPORTS</b> |  |
| <b>TAB 13</b> | <b>XIV. OFFICERS’ REPORTS</b>  | President<br>1 <sup>st</sup> Vice President<br>2 <sup>nd</sup> Vice President – Committee Reports<br>Treasurer – Financial Report<br>Secretary |
|               | <b>XV. DIRECTORS’ COMMENTS</b> |  |
|               | <b>XVI. SCHEDULED MEETINGS</b> | Board of Directors meeting is Wednesday, November 13, 2019 at 7:30 P.M. (Executive Session 7:00 P.M.) at the MPOA Building.                    |

**\* President may limit duplicate comments on same issue.**

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

**Prepared By:** Bernie Guthrie- General Manager, Shannon Woolard - Assistant General Manager, Rodney Hardy - Operations Manager

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