



**MONTCLAIR PROPERTY OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, NOVEMBER 13, 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 – M1FAID-5923-02<br>2c. Review - Violation Hearings for Non-Respondent Owners<br>2d. Review – Reasonable Accommodation  |
|              | <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 – M1FAID-5923-02<br>3c. Review - Violation Hearings for Non-Respondent Owners<br>3d. Review – Reasonable Accommodations   |
| <b>TAB 4</b> | <b>VII. REVIEW AND APPROVAL OF MINUTES</b><br>Action – Approve Minutes of the October 9, 2019 Board of Directors Meeting<br>Action – Amend Minutes of the June 12, 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 – Dusk to Dawn  |
|              | <b>XII. NEW BUSINESS</b>  |
| <b>TAB 7</b> | 7. Action -- Consider approval of M1TIMD-4750-03 Pathway PIR  |
| <b>TAB 8</b> | 8. Action -- Consider approval of M1SILD-5433-03 Fence PIR  |
| <b>TAB 9</b> | 9. Action -- Consider approval of M1HOLD-5019-02 Patio PIR  |

<b>TAB 10</b>	10. Action -- FY2021 Events Schedule
<b>TAB 11</b>	11. Action – Pole Mounted Speed Display
<b>TAB 12</b>	12. Action – Change Order Dolphin Beach Steps
<b>TAB 13</b>	13. Action – Lake Management – Lifeguards
<b>TAB 14</b>	14. Action – Lighting on Lake Montclair
<b>TAB 15</b>	15. Action – IT Services
<b>TAB 16</b>	16. Action – Review of Draft Budget
<b>TAB 17</b>	17. Action – Holiday Sing Along

**TAB 18            XIII.    MANAGERS’ REPORTS**

**TAB 19            XIV.    OFFICERS’ REPORTS**  
                          President  
                          1<sup>st</sup> Vice President  
                          2<sup>nd</sup> Vice President – Committee Reports  
                          Treasurer – Financial Report  
                          Secretary

**XV.            DIRECTORS’ COMMENTS**

**XVI.            SCHEDULED MEETINGS**

Board of Directors meeting is Wednesday, December 11, 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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