



**MONTCLAIR PROPERTY OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

WEDNESDAY, November 10, 2021 AT 6:30 P.M.

(Virtual Meeting)

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.
See below for attendee information.**

I. CALL TO ORDER – 6:30 P.M.

II. MOVE TO RECESS and RECONVENE IN EXECUTIVE (CLOSED) SESSION

Motion: Madame President, I move that this meeting be recessed and the Board of Directors immediately reconvene in executive session to consider (ii) consult with legal counsel; (iii) discuss and consider contracts, pending or probable litigation, and matters involving violations of the declaration or rules and regulations adopted pursuant to such declaration for which a member or his family members, tenants, guests, or other invitees are responsible*

TAB 1

III. EXECUTIVE SESSION (CLOSED)

- 1a. Review - Waivers from the FAB Committee
- 1b. Review - Violation Hearings for Non-Respondents
- 1c. Review - Read File

IV. RECONVENE INTO OPEN SESSION – 7:30 P.M. (ESTIMATED TIME)

V. PLEDGE OF ALLEGIANCE

TAB 2

VI. HEARING ACTIONS AND EXECUTIVE SESSION ITEMS (OPEN)

- 2a. Action - Waivers from the FAB Committee
- 2b. Action - Violation Hearings for Non-Respondents

TAB 3

VII. REVIEW AND APPROVAL OF MINUTES

- 3. Action - Approve Draft Minutes of the October 13, 2021 BoD Meeting

VIII. SPEAKER'S TIME - TWO MINUTES PER SPEAKER*

Resident Forum
Algae Update – Buck Arvin

IX. CONSENT AGENDA

TAB 4

X. SET AGENDA FOR OPEN MEETING

XI. OLD BUSINESS

XII. NEW BUSINESS

TAB 5	5. Action	- Approval of M1SILD-5438-04 PIR
TAB 6	6. Action	- Article 5 Update
TAB 7	7. Action	- Dominion Fireworks Contract
TAB 8	8. Action	- FY23 Events Calendar
TAB 9	9. Action	- Update Triathlon Charter
TAB 10	10. Action	- 2022 Triathlon Date
TAB 11	11. Action	- 2022 Open Water Training
TAB 12	12. Action	- Dolphin Beach Restroom Schedule
TAB 13	13. Action	- West Beach Restoration RFP
TAB 14	14. Action	- WETA MPOA Forebay Agreement
TAB 15	15. Action	- Canadian Geese Removal
TAB 16	16. Action	- Tree Removal – Sheffield
TAB 17	17. Action	- Twitter Account
TAB 18	18. Action	- Dog Park Sign Donation
TAB 19	19. Action	- Dog Park Volunteer Project
TAB 20	20. Action	- Appoint Vacancy – Precinct 4
TAB 21	21. Action	- Events – Charitable Donation Form

TAB 22 XIII. MANAGERS' REPORTS

TAB 23 XIV. OFFICERS' REPORTS

President
Vice President
Treasurer – Financial Report
Secretary

XV. DIRECTORS' COMMENTS

Committee Reports

XVI. SCHEDULED MEETINGS

Board of Directors meeting is Wednesday, December 8, 2021 at 6:30 P.M. Via Zoom.

**Please have all agenda items submitted by 5:00 P.M. Monday, November 29, 2021, **

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89397642628?pwd=MU96YjJsTGxuRFpEdkRFTUluQ1JqZz09>

Passcode: 977499

Or Telephone:

1 646 558 8656

1 301 715 8592

Webinar ID: 893 9764 2628

Passcode: 977499

November 2021 – Vimeo Live Events

Board of Director Meeting – November 10, 2021

Link: <https://vimeo.com/578679085>

Password: q5bX!cd

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: Susan Manch – (Acting) General Manager, Shannon Woolard – AGM/Communications Manager

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