



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

July 10, 2024 at 6:30 P.M.

Hybrid Meeting – Virtual on Zoom, In-Person at MPOA Conference Room
3561 Waterway Drive, Montclair, VA 22025

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Speakers Time – Homeowner’s Forum
*Two Minutes Per Speaker**
- IV. Move to Recess and Convene in Executive (Closed) Session

Motion: Mister President, I move that this meeting be recessed and the Board of Directors immediately reconvene in executive session to consider (i) personnel matters; (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; or (iv) discuss and consider the personal liability of members to the association, as provided for in Section 55.1-1816C of the Virginia Property Owners Association Act. *

- TAB 1
- V. Executive Session (Closed)
 - a. Violation Hearings for Non-Respondent Homeowners
 - b. Violation Hearing for Respondent Homeowners
 - c. Read File

VI. Reconvene Open Session

VII. Consent Agenda

VIII. Set Agenda for Open Meeting

- TAB 2
- IX. Board Ratifications of Executive Session Items
 - a. Violation Hearings for Non-Respondent Homeowners
 - b. Violation Hearing for Respondent Homeowners

- TAB 3
- X. Review and Approve Prior Meeting Minutes
Minutes from June 12, 2024 BOD Meeting and June 6, 2024 Special BOD Meeting.

XI. Unfinished Business

XII. New Business

- TAB 4 a. PIR – 4905 Breeze Way - Stairway
- TAB 5 b. PIR – 4920 Breeze Way – Kayak Rack
- TAB 6 c. PIR & Variance – 15348 Edgehill Drive - Screen
- TAB 7 d. PIR– 15446 Beachview Drive – Dock Removal
- TAB 8 e. Survey & Ballot Contract Renewal
- TAB 9 f. Fireworks Contract
- TAB 10 g. Brightview Tree Work
- TAB 11 h. Dolphin Beach Shower
- TAB 12 i. Native Plant Species
- TAB 13 j. Landscape Contract RFP
- TAB 14 k. Management Agreement Ad-Hoc Committee
- TAB 15 l. Management Contract Committee Appointments
- TAB 16 m. Committee Volunteer Appointments

TAB 17 **XIII. Manager’s Report**

TAB 18 **XIV. Officer’s Report**

- a. President
- b. Vice President
- c. Treasurer - Financial Report
- d. Secretary

XV. Director’s Comments

XVI. Scheduled Meetings

Board of Directors meetings are on the second Wednesday of each month via Zoom.

**** Please have all agenda items submitted by 5:00 p.m. on Monday the week before the meeting. ****

XVII. Adjournment

President may limit duplicate comments on same issue.

Prepared By: Steven Levin - General Manager and Brian Proctor - President

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