



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

**WEDNESDAY, February 9, 2022 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
- 1b-1. Review - Hearings for Respondents Owners
- 1c. Review - Collection Turnover
- 1d. Review - Small Balance Write-offs
- 1e. 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
- 2b-1. Action - Hearing for Respondent Owners
- 2c. Action - Collection Turnover
- 2d. Action - Small Balance Write-offs

**TAB 3**

**VII. REVIEW AND APPROVAL OF MINUTES**

- 3. Action - Approve Draft Minutes of the January 12, 2022 BoD Meeting & January 24, 2022 Special Meeting

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

Resident Forum

**IX. CONSENT AGENDA**

- TAB 4**            **X.        SET AGENDA FOR OPEN MEETING**
- TAB 5**            **XI.       OLD BUSINESS**
- TAB 6**            5. Action       - PIR – M1-BREW-4909-04 (Deck & Retaining Wall)
6. Action       - Montclair Logo
- TAB 7**            **XII.       NEW BUSINESS**
- TAB 8**            7. Action       - PIR – M1-BREW-4913-05 (Flowerbeds & Rip/Rap)
- TAB 9**            8. Action       - PIR – M1-KESC-4844-05 (Stairs & Handrail)
- TAB 10**           9. Action       - Budget Town Hall
- TAB 11**           10. Action      - RIM Data Request
- TAB 12**           11. Action      - MPOA Earth Day – date change
- TAB 13**           12. Action      - VCE Presentation
- TAB 14**           13. Action      - MPOA Restroom Access
14. Action      - West Beach Parking
- TAB 15**           **XIII.      MANAGERS' REPORTS**
- TAB 16**           **XIV.      OFFICERS' REPORTS**
- President
- Vice President
- Treasurer – Financial Report
- Secretary
- XV.       DIRECTORS' COMMENTS**
- Committee Reports
- XVI.       SCHEDULED MEETINGS**
- Board of Directors meeting is Wednesday, March 9, 2022 at 6:30 P.M. Via Zoom.
- \*\*Please have all agenda items submitted by 5:00 P.M. Monday, February 28, 2022, \*\*

**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:** Steven Levin – General Manager, Shannon Woolard – Communications Manager

**Distribution:** Linda Chen-Khan, Meg Czapiewski, Stephanie Eversley, Ned Greene, Tracy Hansen, Dustin Lientz, David Maddux, Fred Rash, Bill Shelly, Timothy Smith, Chris Williams

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