



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
Board Of Directors Meeting
November 9, 2022 at 6:30 P.M.
Zoom (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**
- II. **Move to Recess and Convene 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)**
 - a. Violation Hearings for Non-Respondent Homeowners
 - b. Violation Hearings for Respondent Homeowner
 - c. Collection Turnover
 - d. Read File
 - IV. **Reconvene Open Session (Estimated Time at 7:30 P.M.)**
 - V. **Pledge of Allegiance**
 - VI. **Speakers Time - Homeowner's Forum**
*Two Minutes Per Speaker**
 - 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 Hearings for Respondent Homeowner
 - c. Collection Turnover

- TAB 3** **X. Review and Approve Prior Meeting Minutes**
Minutes from October 12, 2022 Board of Directors Meeting
- XII. Unfinished Business**
- XIII. New Business**
- TAB 4** a. Replacement Landscaping Around Entrance Signs at Country Club Drive
TAB 5 b. Surveys and Plats for Waterway Drive Entrance Signs (2)
TAB 6 c. Cleaning Contract
TAB 7 d. Approval of FY24 Draft Budget
TAB 8 e. Budget Presentation to Membership
TAB 9 f. Late Interest on Unpaid Assessments
- TAB 10** **XIV. Manager’s Report**
- TAB 11** **XV. Officer’s Report**
- a. President
 b. Vice President
 c. Treasurer - Financial Report
 d. Secretary
- XVI. Director’s Comments**
- TAB 12** **XVII. 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. **
- XVIII. Adjournment**

President may limit duplicate comments on same issue.

Prepared By: Elizabeth McKeone - Resident Services Manager and Steven Levin - General Manager

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

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