



**MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**August 9, 2023 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: 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
  - III. **Executive Session (Closed)**
    - a. Violation Hearings for Non-Respondent Homeowners
    - b. Collection Turnover
    - c. 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. Collection Turnover

- TAB 3**            **X. Review and Approve Prior Meeting Minutes**  
                           *a. Minutes from July 12, 2023 BOD Meeting*  
                           *b. March 18, 2023 Organizational Meeting as amended*
- XI. Unfinished Business**
- XII. New Business**
- TAB 4**            a. PIR for Mailbox – 5081 Willow Oak Pl.  
**TAB 5**            b. PIR for Screen Porch – 15352 Edgehill Dr.  
**TAB 6**            c. PIR for Privacy Screen – 15910 Moncure Dr.  
**TAB 7**            d. PIR for Shed – 16209 Cypress Ct.  
**TAB 8**            e. Serving Beer at Events  
**TAB 9**            f. MPOA Triathlon Contract  
**TAB 10**          g. Amendment to Section 2.7.3 of CG - Urgent Communications Procedure  
**TAB 11**          h. West Beach Bathroom Funding  
**TAB 12**          i. Update to BOD Liaison Roster  
**TAB 13**          j. Committee Member Appointments  
**TAB 14**          k. Amendments to Community Guidelines Article 2  
**TAB 15**          l. Combining New Member Guide and Welcome Packet into Electronic Resource  
**TAB 16**          m. Yard Sale Event
- 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**
- TAB 19**          **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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