



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board Of Directors Meeting

June 8, 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-Respondents
- b. Resolution #12-101 Complaint #1
- c. Resolution #12-101 Complaint #2
- 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 from Non-Respondents
- b. Resolution 12-101 Complaint #1
- c. Resolution 12-101 Complaint #2

TAB 3	X. Review and Approve Minutes <i>Minutes from May 11, 2022 Board of Directors Meeting</i>
TAB 4	XII. Unfinished Business
	XIII. New Business
TAB 5	a. PIR for Outdoor Electrical Improvements
TAB 6	b. PIR for Movement of Fire Pit
TAB 7	c. PIR Variance for Fence Wire Mesh
TAB 8	d. PIR for Multiple Improvements in RPA
TAB 9	e. PIR Variance for Fence Installation
TAB 10	f. PIR for Tree Removal and Replacement
TAB 11	g. PIR Variance for Unapproved Dock
TAB 12	h. PIR Variance for Dog House
TAB 13	i. West Beach Engineering Proposals
TAB 14	j. Amend Community Guideline 2.4.5 Member Participation
TAB 15	k. Entry Sign Landscaping Credit
TAB 16	l. Brightview Tree Work
TAB 17	m. Change of MPOA Office Hours on Wednesdays
TAB 18	n. Contract for Beach Signs
TAB 19	o. Dog Park Mesh Screen for Fence
TAB 20	p. Rescind Motion #21-197 for Dog Park Spigot
TAB 21	q. Move Water Spigot at MPOA Building
TAB 22	r. Mulching Waterway Median Trees
TAB 23	s. Rescind Motion #21-255 for Goose Control
TAB 24	t. Timber Ridge Forebay Survey
TAB 25	u. Transfer for Excess Funds from FY22
TAB 26	v. Appointment to the Covenants Committee
TAB 27	XIV. Manager's Report
TAB 28	XV. Officer's Report <ul style="list-style-type: none"> a. President b. Vice President c. Treasurer – Financial Report d. Secretary
	XVI. Director's Comments
TAB 29	XVII. Scheduled Meetings Board of Directors meeting is Wednesday, July 13, 2022 at 6:30 P.M. Via Zoom. ** <u>Please have all agenda items submitted by 5:00 P.M. Monday, July 4, 2022</u> **
	XVIII. Adjournment

President may limit duplicate comments on same issue.

Prepared By: Breona McNair – Executive Assistant

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