



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
Board Of Directors Meeting
December 14, 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 (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. Violation Hearings for Respondent Homeowners
 - c. Review - Collection Turnover
 - d. Review - Collection Waiver Request
 - e. Review – Judicial Lien Foreclosures
 - f. 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-Respondents Homeowners

- b. Violation Hearings for Respondent Homeowners
- c. Collection Turnover
- d. Collection Waiver Request
- e. Judicial Lien Foreclosures

TAB 3 **X. Review and Approve Prior Meeting Minutes**
Minutes from November 9, 2022 Board of Directors Meeting and November 15, 2022 Special BOD Meeting

TAB 4 **XII. Unfinished Business**
 a. West Beach RFP

TAB 5 **XIII. New Business**
 a. PIR for 15444 Silvan Glen Drive
TAB 6 b. PIR for 15523 Yorktown Road
TAB 7 c. Proposed RPA Restrictions to Community Guidelines Article 5
TAB 8 d. Replacement of Dolphin Beach Basketball Goal
TAB 9 e. New West Beach Gate
TAB 10 f. Replacement of Maintenance Water Trailer
TAB 11 g. Walkway and Concrete Repair at MPOA Building
TAB 12 h. Triathlon Management Company Recommendation
TAB 13 i. Lifeguard Contract Selection
TAB 14 j. Approval of Draft Budget for Inclusion in Annual Meeting Packet

TAB 15 **XIV. Manager’s Report**

TAB 16 **XV. Officer’s Report**
 a. President
 b. Vice President
 c. Treasurer – Financial Report
 d. Secretary

XVI. Director’s Comments

TAB 17 **XVII. Scheduled Meetings**
 Board of Directors meeting 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: Steven Levin – General Manager, Bonnie Soriagalvarro – Executive Assistant

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