



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

December 13, 2023 at 6:30 P.M.

**Hybrid Meeting – Virtual on Zoom, In-Person at MPOA Conference Room
3561 Waterway Drive, Montclair, VA 22025**

AGENDA

Due to the required hearing procedures and the number of items 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. Pledge of Allegiance**
- III. AMT Engineering Update on Recommendations for Dam Repairs**
- IV. Speakers Time – Homeowner’s Forum**
*Two Minutes Per Speaker**
- V. 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. Waiver Request from Legal
 - d. Collection Write-off Request
 - e. Read File
- IV. Reconvene Open Session**
- 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
- c. Waiver Request from legal
- d. Collection Write-off Request

TAB 3

X. Review and Approve Prior Meeting Minutes

Minutes from November 8, 2023 BOD Meeting

XI. Unfinished Business

TAB 4

- a. PIR for Mailbox – 5081 Willow Oak Place

TAB 5

- b. PIR or Mailbox – 4094 Camelot Court

XII. New Business

TAB 6

- a. Lifeguard Contract Renewal

TAB 7

- b. Spillway Mowing Contract

TAB 8

- c. Approval of Amendments to FSR Management Agreement Exhibits A & D

TAB 9

- d. Approval of FY24 Draft Audit

TAB 10

- e. Rescind West Beach Bathroom Funding

TAB 11

- f. Tree Removal from Concrete Swale

TAB 12

- g. Placement of Election Banners

TAB 13

- h. Holiday Sing Along

TAB 14

- i. Swim Fest Additional Approvals

TAB 15

XIII. Manager's Report

XIV. Officer's Report

- a. President
- b. Vice President
- c. Treasurer - Financial Report
- d. Secretary

XV. Director's Comments

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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