MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

November 11, 2026 at 6:30 P.M.

Hybrid Meeting – Virtual on Zoom, In-Person at MPOA Conference Room

3561 Waterway Drive, Montclair, VA 22025

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Speakers Time – Homeowner's Forum
*Two Minutes Per Speaker**

IV. 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

V. Executive Session (Closed)

a. Hearings Non-respondents
b. Legal Payment Plan Request
c. Legal Waiver Request
d. Collections Turnover
e. Read File

VI. Reconvene Open Session

VII. Consent Agenda

VIII. Set Agenda for Open Meeting

TAB 2

IX. Board Ratifications of Executive Session Items

a. Hearings Non-respondents
b. Legal Payment Plan Request
c. Legal Waiver Request
d. Collections Turnover

TAB 3 **X. Review and Approve Prior Meeting Minutes**

Minutes from October 14, 2026 BOD Meeting

XI. Unfinished Business

TAB 4 a. Annual Meeting Drawing

XII. New Business

TAB 5 a. PIR – 15980 Cove Ln.

TAB 6 b. FSR Contract

TAB 7 c. Seasonal Fence at Dolphin Beach

TAB 8 d. Committee Chair Appointment

TAB 9 **XIII. Manager's Report**

TAB 10 **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: Adam Werle - General Manager and Brian Proctor - President
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