



MONTCLAIR PROPERTY OWNERS ASSOCIATION, INC.
Board Of Directors Meeting
October 12, 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-Respondent Homeowners
 - b. Violation Hearings for Respondent Homeowner
 - 1. Hearing for Trash Container Violation
 - 2. Walk On Hearing for Bamboo Encroachment Violation
 - 3. Walk On Hearing for Exterior Maintenance Violation
 - c. Collection Write-off Requests
 - 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 for Non-Respondents Homeowners

- b. Violation Hearings for Respondent Homeowner
 - 1. Hearing for Trash Container Violation
 - 2. Walk On Hearing for Bamboo Encroachment Violation
 - 3. Walk On Hearing for Exterior Maintenance Violation
- c. Collection Write-off Requests

TAB 3 **X. Review and Approve Prior Meeting Minutes**
 Minutes from September 14, 2022 Board of Directors Meeting

XII. Unfinished Business

XIII. New Business

- TAB 4** a. Variance for Fence – 15019 Holleyside Drive
- TAB 5** b. Office Holiday Schedule
- TAB 6** c. Office Carpet Replacement
- TAB 7** d. Dog Park Pavilion
- TAB 8** e. LMC “Got Buffer” Brochure
- TAB 9** f. LFMC Removal of Invasive Vegetation Event
- TAB 10** g. Waterway and Cardinal Drive Shrub Bed
- TAB 11** h. Display Drug-Take-Back Banner
- TAB 12** i. 2022-23 Insurance Policy Renewal
- TAB 13** j. RIM Access to All Association Records
- TAB 14** k. Ratification of BOD Vote to Suspend October Late Fees
- TAB 15** l. Walk On Ratification for Justin Wilk to use MPOA Conference Room
- TAB 16** m. Walk on Motion to Move Business Relationship from Truist to PNC Bank
- TAB 17** n. Walk on Motion for Dog Park Events

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: Elizabeth McKeone – Resident Services Manager and Steven Levin – General Manager

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