



**MONTCLAIR PROPERTY OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, DECEMBER 8, 2021 AT 6:30 P.M.  
(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 – 6:30 P.M.**

**II. MOVE TO RECESS and RECONVENE 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)**

- 1a. Review - Waivers from the FAB Committee
- 1b. Review - Violation Hearings for Non-Respondents
- 1c. Review - Read File

**IV. RECONVENE INTO OPEN SESSION – 7:30 P.M. (ESTIMATED TIME)**

**V. PLEDGE OF ALLEGIANCE**

**TAB 2 VI. HEARING ACTIONS AND EXECUTIVE SESSION ITEMS (OPEN)**

- 2a. Action - Waivers from the FAB Committee
- 2b. Action - Violation Hearings for Non-Respondents

**TAB 3 VII. REVIEW AND APPROVAL OF MINUTES**

- 3. Action - Approve Draft Minutes of the November 10, 2021 BoD Meeting

**VIII. SPEAKER’S TIME - TWO MINUTES PER SPEAKER\***  
Resident Forum

**IX. CONSENT AGENDA**

**TAB 4 X. SET AGENDA FOR OPEN MEETING**

**XI. OLD BUSINESS**

**TAB 5 5. Action - FY23 Events Calendar**

**XII. NEW BUSINESS**

**TAB 6 6. Action - Transfer Funds**

<b>TAB 7</b>	7. Action	- Distinguished Montclairion 2021
<b>TAB 8</b>	8. Action	- LFMC Ballot Question
<b>TAB 9</b>	9. Action	- Standing Dog Park Committee – Charter
<b>TAB 10</b>	10. Action	- Dog Park Mulch
<b>TAB 11</b>	11. Action	- Waive C.G. 4.2.1 – Floatilla
<b>TAB 12</b>	12. Action	- PIR - M1YORD53302 Dock Extension
<b>TAB 13</b>	13. Action	- PIR – M1LARC449602 Dock Lights
<b>TAB 14</b>	14. Action	- Public Safety Training – West Beach

**TAB 15            XIII.    MANAGERS’ REPORTS**

- TAB 16            XIV.    OFFICERS’ REPORTS**
- President
  - Vice President
  - Treasurer – Financial Report
  - Secretary

**XV.            DIRECTORS’ COMMENTS**

- Committee Reports

**XVI.            SCHEDULED MEETINGS**

Board of Directors meeting is Wednesday, January 12, 2022 at 6:30 P.M. Via Zoom.  
\*\*Please have all agenda items submitted by 5:00 P.M. Monday, January 3, 2022,\*\*

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89397642628?pwd=MU96YjJsTGxurFpEdkRFTUluQ1JqZz09>

Passcode: 977499

Or Telephone:

1 646 558 8656

1 301 715 8592

Webinar ID: 893 9764 2628

Passcode: 977499

**December 2021 – Vimeo Live Events**

*Board of Director Meeting – December 8, 2021*

Link: <https://vimeo.com/578679602>

Password: x#9zUNT

**President may limit duplicate comments on same issue.**

**Action:** Designates an item requiring an action by the board of Directors during this meeting.

**Prepared By:** Steven Levin – General Manager, Shannon Woolard – AGM/Communications Manager

**Distribution:** Linda Chen-Khan, Meg Czapiewski, Stephanie Eversley, Ned Greene, Tracy Hansen, Dustin Lientz, David Maddux, Fred Rash, Bill Shelly, Timothy Smith, Chris Williams

**Posted:** [www.montclairva.com](http://www.montclairva.com) and FSRConnect