



**MONTCLAIR PROPERTY OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, August 12, 2020 AT 6:30 P.M. (Electronic 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.**
  
- TAB 1      II. MOVE TO CONVENE IN EXECUTIVE (CLOSED) SESSION IF HEARINGS ARE SCHEDULED**  
To consult with legal counsel, discuss pending or probable litigation, to discuss and consider contracts, personnel matters and matters involving violations of the declaration and rules and regulations adopted pursuant thereof in which a member, family members, tenants, guests, or other invitees are responsible.
  
- TAB 2      III. HEARINGS (CLOSED) 6:30 P.M.**
  - 2a. Review - Waivers from the FAB Committee
  - 2b. Review - Escheatment and Write Offs
  - 2c. Review - Violation Hearings for Non-Respondent Owners
  - 2d. Review - Hearing Request Extension for M1SPRB-5060-03
  - 2e. Review - Code of Ethics – BOD Final Review
  - 2f. Review - Read File
  
- IV. RECONVENE INTO OPEN SESSION – 7:30 P.M. (ESTIMATED TIME)**
  
- V. PLEDGE**
  
- TAB 3      VI. HEARING ACTIONS AND EXECUTIVE SESSION ITEMS (OPEN)**
  - 3a. Action - Approve Waivers from the FAB Committee
  - 3b. Action - Approve Escheatment and Write Offs
  - 3c. Action - Approve Violation Hearings for Non-Respondent Owners
  - 3d. Action - Approve Hearing Request Extension for M1SPRB-5060-03
  
- TAB 4      VII. REVIEW AND APPROVAL OF MINUTES**
  - 4a. Action - Approve Minutes of the July 8, 2020 Board Meeting
  - 4b. Action - Approve Minutes of the July 22, 2020 Board Meeting
  
- VIII. SPEAKER’S TIME - TWO MINUTES PER SPEAKER\***  
Resident Forum
  
- IX. CONSENT AGENDA**
  
- TAB 5      X. SET AGENDA FOR OPEN MEETING**
  
- XI. OLD BUSINESS**
  - TAB 6      6. Action - Approve Poll for Community Hashtag**
  - TAB 7      7. Action - Approve Legal Recourse - inhouse**

**XII. NEW BUSINESS**

- TAB 8**            8. Action - Approve remaining FY20 Events
- TAB 9**            9. Action - Approve of M1LARL-5232-04 Fence Variance
- TAB 10**          10. Action - Approve of M1TIMD-4636-02 Windows Variance
- TAB 11**          11. Action - Approve IHA/RPA Signage
- TAB 12**          12. Action - Approve Election Committee Appointment
- TAB 13**          13. Action - Approve Common Property Standing Resolution
- TAB 14**          14. Action - Approve Allocation of Brightview Credit
- TAB 15**          15. Action - Approve Development of an RFP for Management Contract
- TAB 16**          16. Action - Approve CG 2.5.1 Update
- TAB 17**          17. Action - Approve Termination of the American Disposal Contract

**XIII. MANAGERS' REPORTS**

**XIV. OFFICERS' REPORTS**

- President
- Vice President
- Treasurer – Financial Report
- Secretary

**XV. DIRECTORS' COMMENTS**

- Committee Reports

**XVI. SCHEDULED MEETINGS**

Board of Directors meeting is Wednesday, September 9, 2020 at 6:30 P.M. at the MPOA Building.

\*\*Please have agenda items in by Friday, August 28, 2020, COB\*\*