



**MONTCLAIR PROPERTY OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

WEDNESDAY, February 10, 2021 AT 6:00 P.M.

(Hybrid Meeting Electronic and In Person)

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 – 6:00 P.M.

II. MOVE TO CONVENE IN EXECUTIVE (CLOSED) SESSION

To consult with legal counsel, discuss pending or probable litigation, to discuss and consider proposed contracts, 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 1

III. EXECUTIVE SESSION (CLOSED)

- | | | |
|-----|---|-----------|
| 1. | - Consult with Legal Counsel | 6:00 P.M. |
| 1a. | Review - Waivers from the FAB Committee | 6:45 P.M. |
| 1b. | Review - Escheatment and Write Offs | 6:50 P.M. |
| 1c. | Review - Small Balance Write-Offs | 6:55 P.M. |
| 1d. | Review - Violation Hearings for Respondent Owners | 7:00 P.M. |
| 1e. | Review - Violation Hearings for Non-Respondent Owners | 7:20 P.M. |
| 1f. | 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 - Escheatment and Write-Offs | |
| 2c. | Action - Small Balance Write-Offs | |
| 2d. | Action - Violation Hearings for Respondent Owners | |
| 2e. | Action - Violation Hearings for Non-Respondent Owners | |

TAB 3

VII. REVIEW AND APPROVAL OF MINUTES

- | | | |
|----|--|--|
| 3. | Action - Approve Draft Minutes of the January 13, 2021 BoD Meeting | |
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VIII. SPEAKER'S TIME - TWO MINUTES PER SPEAKER*

Resident Forum

IX. CONSENT AGENDA

TAB 4

X. SET AGENDA FOR OPEN MEETING

XI. OLD BUSINESS

XII. NEW BUSINESS

- TAB 5 5. Action - Montclair POA Entry Signage Replacement Contract
- TAB 6 6. Action - Mailing of Budget Notice to All Owners
- TAB 7 7. Action - Dog Park - 15502 Cliffview Drive
- TAB 8 8. Action - Dog Park - 3561 Waterway Drive
- TAB 9 9. Action - Replace Downstream Spillway Gate
- TAB 10 10. Action - Replace Lake Water Level Monitoring System
- TAB 11 11. Action - RPA Signage Hunters Run
- TAB 12 12. Action - RPA Plantings
- TAB 13 13. Action - Terminate Contract w/Condortech-EZ Facility
- TAB 14 14. Action - Additional Funding for Controlled Access
- TAB 15 15. Action - Recreation Guard Staffing
- TAB 16 16. Action - M1TIMD-4757-04 Railing PIR

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, March 10, 2021 at 6:30 P.M. at the MPOA Building.
Please have all agenda items submitted by 5:00 P.M. Monday, March 1, 2021, 5:00 P.M.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89397642628?pwd=MU96YjJsTGxuRFpEdkRFTUluQ1JqZz09>

Passcode: 977499

Telephone:

Dial US: +1 253 215 8782 or +1 301 715 8592

Webinar ID: 893 9764 2628

Passcode: 977499

BOD Monthly Meeting – February 10, 2021

Link: <https://vimeo.com/496803220>

Password: T@llew4\$

As a reminder: Motion #20-227 became effective Dec 1, 2020

- 2.4.3 Conduct of Meetings. The latest edition of Robert's Rules of Order shall govern the conduct of meetings when not in conflict with the Act or Association documents. To support the Board's efficiency in conducting business, the following variations to Robert's Rules of Order shall be observed.
- a. During the debate of a motion, "friendly amendments" may be proposed for expediency and efficiency. Once a motion is made, it may be amended without formal procedures, as long as no voting Director objects to the amendment. If one or more Directors object to the amendment, it may only be adopted via the formal process.
 - b. Directors' comments during debate will be limited in quantity and length. Each Director will be provided two (2) opportunities to speak to a specific motion. In addition, Director's comments will be limited to 4 minutes per speech for the maker and seconder of the motion and 2 minutes per speech for each of the other directors.