



**MONTCLAIR PROPERTY OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, July 8, 2020 AT 7:00 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 – 7:00 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) 7:00 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 - 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. Review - Waivers from the FAB Committee
 - 3b. Review - Escheatment and Write Offs
 - 3c. Review - Violation Hearings for Non-Respondent Owners

- TAB 4 VII. REVIEW AND APPROVAL OF MINUTES**
 - 4a. Review - Approve Minutes of the June 10, 2020 Board Meeting
 - 4b. Review - Approve Minutes of the June 24, 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 - Consider New Legal Counsel
 - TAB 7** 7. Action - Consider BOD Code of Ethics

- XII. NEW BUSINESS**
 - TAB 8** 8. Action - Consider Approval of M1SKYD-5430-03 Fence Variance
 - TAB 9** 9. Action - Consider Approval of M1BRAD-5901-03 Fence Variance

TAB 10	10. Action	- Ratification of Electronic Vote 6-16-20
TAB 11	11. Action	- MCC Agreement Surveys
TAB 12	12. Action	- Appoint New Covenants Committee Member
TAB 13	13. Action	- Consider Maintenance Equipment
TAB 14	14. Action	- Consider Removal of Invasive Plants
TAB 15	15. Action	- Consider Hunter Run Survey Bid
TAB 16	16. Action	- Consider Signage Survey Proposal
TAB 17	17. Action	- Consider Safer at Home: Phase III
TAB 18	18. Action	- Consider Legal Recourse – in-house
TAB 19	19. Action	- Consider Legal services for matters involving Montclair Country Club
TAB 20	20. Action	- Consider Acquisition Motion

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, July 22, 2020 at 7:00 P.M. at the MPOA Building.
 Please have agenda items in by Monday, July 13, 2020, COB

Topic: Montclair POA Board of Directors Meeting Approximately 7:30PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81172375528?pwd=TEExDRElxZUNyTlplWQXAwZmRYdDBhZz09>

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Board of Directors Meeting Date: July 8, 2020 Time: 7:30 pm

Link: <https://vimeo.com/428310069>

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