

NEW MARK COMMONS HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING & ACC HEARINGS

Wednesday, October 17, 2018

New Mark Commons Clubhouse, 7:00 p.m.

FINAL – APPROVED 11-1-18

Attendees

Board Members: John Daroff, Alex Manolatos, Ellen Stein, Kathleen Moran and Magnus Turesson.

Abaris Community Management: Henry Leung

6 NMC Residents

1. Call to Order

John Daroff called the meeting to order at 7:01 p.m.

2. Community Forum 1 and Board Response

Joe Jordan – Inquired if there was an agenda for the meeting since one was not posted online.

John Daroff- Responded by stating that there is no formal agenda since this meeting was called mainly to conduct ACC hearings.

3. ACC Hearings

A. 158 New Mark Esplanade- John Hansman reported that the ACC was challenged by 120 NME saying there were other homes that had gates which did not meet the ACC guidelines. So the ACC asked Abaris to send a letter to 158 NME. As of the hearing nothing has been done to correct the violation. Board had a discussion regarding the violation. John Hansman stated that there was no application for the gate. John Daroff made a motion to uphold the ACC decision that the gate is in violation of the ACC guidelines. The Board granted 30 days for compliance. Magnus Turesson seconded, motion passed unanimously.

B. 284 New Mark Esplanade- John Hansman reported that there was an ACC application in 2009 but it was denied and there was no appeal. The owners have been notified previously of the violation. The Board discussed the door and the fact that there are others similar to it that are also in violation. It was noted that this door was still installed despite the application being denied. John Daroff made a motion to uphold the ACC ruling and ask Abaris to send a letter to the owner to bring the front door to compliance within 30 days. If they have any questions they should ask. Magnus Turesson seconded the motion which carried unanimously.

C. 12 Scandia- John Hansman reported that the arch is stabilized but it was an exterior structure that was built without approval. The Board discussed the aesthetics of this structure. The main reason for this violation is because there was no approval for this exterior modification. John Daroff made a motion to issue letter to owner explaining to them that no action needs to be taken now, but when the owner wants to sell or make modifications/repairs to the arch, it will need to go through the ACC approval process. Magnus Turesson seconded, motion passed 4-1 (Ellen opposed)

D. 326 New Mark Esplanade- John Hansman reported that there was no application submitted for this door. John advised that he was told that the door was installed by the current owners but now he has heard that the door was installed by the prior owners. The Board will table any final decision and directed the ACC to research which owner installed the door and to follow-up with the current owner if they were the ones who installed it.

E. 13 Tapiola- John Daroff advised that the shed does not comply with the architectural standards and the previous application that the owner submitted for the unauthorized shed was denied. Since the owner responded to the letter and requested to present his case to the Board, the Board agreed to defer this to the November meeting. Abaris will inform the owner that the November meeting will be his last deferral and a final decision will be made by the Board at that time.

F. 5 Lakeside Overlook- there was a mistake in the report. Abaris to look into this and the Board will address this at the November meeting.

G. 5 Bracknell- Abaris will research whether a hearing letter was sent to this owner since the violation is still outstanding.

H. 110 New Mark Esplanade- John Hansman reported that this door is a colonial door and that there was no ACC application submitted. The current owners are the ones that installed the door. Board discussed that this was a violation. John Daroff made a motion to uphold the ACC violation and instructed Abaris to send letter to bring door to compliance immediately. Write the letter in a friendly manner. Ellen seconded, motion passed unanimously.

4. Administrator's Report

A. John Daroff talked about the draws for the line of credit. Originally it was discussed that the entire Board needed to give approval for the draws. Shireen Ambush advised that since the Engineer needs to review the invoices, the Board would need to have multiple meetings to approve each one. John made a motion that John Daroff and Kathleen Moran will be authorized to approve the draws on the loan on behalf of the Board. Alex Manolatos seconded the motion which carried unanimously. John Daroff and Kathleen Moran are deputized to approve the invoices and corresponding draws from the line of credit only for the approved scope of work previously approved by the entire Board.

B. The Board discussed the revised proposal from A.B.Veirs for additional concrete/paving work. John started with the discussion of the French drain between 314 and 315 NME since the owner of 315 was in attendance. The owner (Paul Jordan) believes that the work proposed for that area will help that area. Kathleen Moran made a motion to approve the French drain and for a project next year, the landscape committee can look at plantings for the back area to help address the mud/erosion issues. Magnus Turesson seconded the motion which carried unanimously. John Daroff made a motion to approve the proposal from A.B. Veirs for items 1, 2, 3. Item 4 is also approved after making sure that we cancel the previously approved job with FSC. Kathleen Moran seconded the motion which carried unanimously.

C. The Board had previously approved the removal of the island but the cost to repair it is less expensive. There was a discussion regarding revoking the original decision and to go with the replacement instead. John Daroff made a motion to swap the contract to no longer remove the island and to replace the curb and repair work for \$10,540 instead. Magnus Turesson seconded the motion which carried unanimously.

D. The Board had a discussion regarding the painting of the yellow curbs and the other option of using parking space plaques instead of painting stencils on the curbs to identify reserved parking spaces. Ellen thanked Madeline for going to the other communities with her to take a look at the parking plaques as well as Joe for going on his own and taking photos. The Board had a discussion and decided to just stick with repainting painting of the curbs to save the association money.

E. The Board discussed the proposal from A.B Veirs regarding the 400 court of New Mark Esplanade. John Daroff made a motion to approve the asphalt work and alternate #1 for concrete work. Kathleen Moran seconded the motion which carried unanimously.

F. The Board had a discussion regarding the retaining wall in the 800 court. The retaining wall needs to be there because of the steps. Since the sidewalk is going to be ripped up and redone, the Board would like a second opinion and ask Falcon to take a look at the wall or at least monitor it during the construction.

G. Kathleen Moran made a motion to approve the retaining wall option using Option A- Celtik Wall and it should appear as close as possible to the new current wall in texture, color and style. Magnus Turesson seconded the motion which carried unanimously.

H. John inquired what the total cost of this project is from start to now. Since everything was given in piecemeal. The Board would like to see everything that was approved and the total cost in a summary.

I. Board had a discussion regarding the request from a resident to use the clubhouse for a potluck that will be open to the entire community and they requested that the rental fee be waived. John Daroff motioned to allow the Shabbat potluck provided that it is open to the entire community. Alex Manolatos seconded the motion which carried unanimously.

5. Adjournment

Ellen Stein made a motion to adjourn the meeting. Alex Manolatos seconded the motion which carried unanimously. The meeting adjourned at 9:15 p.m.