



**NEW MARK COMMONS
HOMES ASSOCIATION, INC.**
c/o ABARIS REALTY INC
7811 MONTROSE RD STE 110 POTOMAC MD 20854
301-340-0288
<http://www.newmarkcommons.net>

BOARD MEETING AGENDA
Thursday, August 5, 2021
7:00pm, Via- Webex

1. Call to Order
2. Community Forum 1 – **30 Minutes Maximum**
Each resident who wishes to speak will be given 3 minutes of uninterrupted time to voice ideas and concerns. Priority will be given to those residents who email nmcadministrator@newmarkcommons.net in advance that they wish to speak.
3. Board Response to Community Forum topics (optional)
Business Portion
No homeowner comments will be allowed during the business portion unless a Board/ACC appeal is being heard.
A 5-minute break may be called during the Business Portion of the meeting.
4. Prior Meeting Minutes and Agenda Approval
 - a. Approve/Add Items to Agenda
 - b. Approve/Correct Minutes for July 1, 2021
5. Appeals
 - a. None
6. Committee Reports
 - ACC

 - Communications

 - Landscape

 - Lake

 - Pool

 - Governance

Welcome/Social

7. Financials:

- a. Treasurer's Report
- b. Attached is the first draft of the proposed 2022 budget for NMC prepared by Abaris. We request a budget working meeting to go over the budget line-by-line as we do every year so that the budget can be finalized and distributed to all homeowners with a 30-day notice for final adoption.

8. Abaris Management Report:

- a. Email correspondence from multiple residents regarding sightings of rodents.

9. Old/New Business

- a. Abaris obtained four proposals from engineering firms recommended by the City of Rockville to provide services to comply with MDE's dam inspection report which were presented to the Board in our last management report.
- b. Email correspondence regarding Wi-Fi at the pool. Does the Board wish to upgrade the Verizon Wi-Fi service?
- c. Attached for the Boards review is CEM Design's Accessibility Study for New Mark Commons Community Center and email correspondence regarding the study as discussed at the last meeting as well as the update from Kathleen.
- d. Email correspondence regarding the annual maintenance service on the HVAC units at the clubhouse. Abaris obtained proposals from Advantage Air and Noyes Air Conditioning for the Board's consideration. Board discussion requested.
- e. Attached for the Board's review is an updated proposal from Palmer Brothers to remove and replace three doors at the clubhouse. The price increased slightly from the 2020 price due to material cost increases caused by COVID.
- f. Attached for the Board's review and consideration are four proposals obtained by Abaris for clubhouse cleaning after each use. Board discussion requested.

10. Community Forum 2 – **Only if time permits**

11. Board Response to Community Forum topics (optional)

12. Executive Session to discuss legal matters and individual assessment accounts.

13. The next board meeting is scheduled for Thursday, August 5, 2021

14. Adjournment – **No later than 9:30 pm**
