



**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, March 3, 2022
7:00pm, Via- Webex

1. Call to Order
2. Candidate Forum – 30 Minutes Maximum (Candidates for the NMC Board of Directors will have one minute for an opening statement, 90 seconds to respond to each question and one minute for a closing statement.)
3. 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.
4. 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.

5. Prior Meeting Minutes and Agenda Approval
 - a. Approve/Add Items to Agenda
 - b. Approve/Correct Minutes for February 3, 2022
 6. Appeals
 - a. 11 Vallingby Circle appealing to the Board the ACC's denial of their application to replace their front door.
 7. Committee Reports
 - ACC
 - a. Recap of meeting between ACC and Abaris Inspection Services
- Communications
- a. Approval of annual contract with A-to-Z publishing for printed NMC Directory.

Landscape

Lake

Pool/Clubhouse

Governance

Welcome/Social

8. Financials:

- a. Treasurer's Report

9. Abaris Management Report:

- a. Email correspondence regarding Beanie the Bus being allowed to park in the clubhouse parking lot for a bit more time past the February 28th deadline.

10. Old/New Business

- a. Board's review and approval on a proposal from Bayland tasks #13-15 involving dredging of the lake.
- b. Board revisiting the decision to allow clubhouse rentals.
- c. Board's review and approval for proposals from Waste Management and Refuse Removal Results for seasonal trash and recycling services for the clubhouse when the pool is open.
- d. Setting date for Board of Directors organizational meeting.
- e. Annual meeting notice and balloting process for the upcoming virtual Annual meeting.
- f. Discussion on draft bylaws sent to Board from Governance Committee on January 11, 2022

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

12. Board Response to Community Forum topics (optional)

13. Executive Session.

- a. Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters.
- b. Discussion of an individual owner's assessment account.

14. The next board meeting is scheduled for Thursday, April 7, 2022

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