



**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 4, 2022
7:00 pm, Via- Webex

1. Call to Order
2. Rockville CPDS 2040 Plan/District 3 Presentation – Manisha Tewari
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 June 2, 2022

6. Committee Reports

ACC

- a. None

Communications

- a. None

Landscape

- a. Per Bylaws Article VI Section 6, Action Without Meeting, the Board unanimously approved expenditure of \$7,425 for tree work by S&P Tree Care.

Pool/Clubhouse

- a. The Board extends a huge thank you to Stephanie Bloom, Committee Chair, for creating and overseeing another wonderful July 4th celebration at the pool.

Welcome/Social

- a. None

7. Financials:

- a. Treasurer's Report
- b. Board's review and acceptance of draft 2021 audit from Goldklang Group.
- c. Board's review and acceptance of renewal proposal from Goldklang Group for the 2022 & 2023 audit and tax preparation services.

8. Board discussion regarding the Bylaws amendments and the final acceptance of all changes to the draft bylaws.

9. Board discussion of the draft covenants sent to Board by the Governance Committee on May 4, 2022.

10. Board discussion on draft covenants Article VI Section 5 – Rate of Assessments

11. Abaris Management Report:

- a. None

12. Old/New Business

- a. Board discussion on various maintenance items needed in the common area. RFPs have been sent, and only one contractor CoreCom has submitted its proposal.
- b. Proposal from Gold Leaf Group to install a new wood carpet on the mulched paths.
- c. Discussion regarding needed repair/replace the rotten/damaged timber retaining walls around the clubhouse parking lot.
- d. Board discussion regarding upgrading to Verizon Fios Gigabit Wi-Fi service at the clubhouse.
- e. Joint application for permits for lake dredging and structure repairs sent to State of Maryland by Bayland.
- f. Board approval of proposal to resurface tennis courts, contingent on cost confirmation.

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

14. Board Response to Community Forum topics (optional)

15. Executive Session to discuss individual owner(s) assessment account(s).

16. The next board meeting is scheduled for Thursday, September 1, 2022.

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