



**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, November 2, 2023
7:00 pm, 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. Minutes and Agenda

- a. Review and approval of the October 5, 2023, Minutes
- b. Approval of November 2, meeting Agenda

5. Approval of Cou Kalantary to serve on vacant board position November 2 through March elections 2024

6. Committee Reports

ACC

Communications

Landscape

- a. Memorial Tree for Stan Sirotkin

Pool

- a. Board discussion on funds for NMC swim team coach.

Social/Welcome

Security Task Force

7. Financials

- a. Treasurer's report
- b. Proposed 2024 budget adoption

8. Old and New Business

- a. Approval of Palmer Brothers proposal for repair work on nine Clubhouse and maintenance garage doors for \$2,900
- b. Approval of Solitude Lake proposal for lake fountain compressor and fan replacement for total of \$2,429.10
- c. Approval of AW Landscape, Inc service contract to 2024 to 2026
 - i. 2024 total \$74,122 (4% increase)
 - ii. 2025 total \$76,397 (3% increase)
 - iii. 2026 total \$77,925 (2% increase)
- d. Discussion on additional fees for Landscape Design Concept for lake hillside between 218-228 NME
- e. Discussion on need to have survey completed in order to obtain fence permit for fence on the lake/dam and Parkside property line
- f. Discussion on proposal from Gardner Engineering for new steps and retaining wall between 226 and 228 NME
- g. Discussion on proposals to repaint townhome parking spaces and yellow curbs.
- h. Discussion on draft agreement for Clubhouse rentals.

9. Second Community Forum - **Only if time permits.**

10. Executive Session for Discussion on individual homeowners assessment account

11. The next board meeting is scheduled for Thursday, December 7, 2023.

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