



**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 7, 2024

7:00 pm, Via - ZOOM

1. Call to Order
2. Community Forum 1 – **30 Minutes Maximum** **Priority will be given to any questions of the three Board of Directors candidates. The Board election is March 11 at the Annual Meeting being held in the NMC Clubhouse.**

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. Approval of the March 7, 2024, Agenda
 - b. Review and approval of the February 1, 2024, Minutes
5. Committee Reports

ACC

Communications

- a. Approval of 2024 Resident Directory contract

Landscape

Pool/Clubhouse

- a. Discussion on proposals received for the removal of the pool diving board and replacement of the pool deck surface concrete:
 - i. Palmer Brothers \$2,400
 - ii. Hann & Hann \$7,665

Social/Welcome

Security Task Force

Discussion on report submitted to the Board of Directors via email on February 15.

6. Financials

- a. Treasurer's report

7. Abaris Management Report

- a. Update on Vantaca Portal
- b. Update on NMC Clubhouse chimney water repair by TJ Swanson EV- Air-Tight at cost of \$6,837.
- c. Announcement of the 2024 Annual Meeting which will be held in-person on Monday, March 11, 2024, at the NMC Clubhouse, at 7:00 PM. Registration begins at 6:30 PM.

8. Old and New Business

- a. Update regarding the status of the permit application for the lake/dam fence. Meeting held with Jim Wasilak on Feb. 7. Permit application submitted Feb.20.
- b. Acknowledgement of additional information sent from Bayland on February 13.
- c. Discussion on proposal received from Solitude Lake to stock the pond for Spring 2024 at a cost of \$1,665.
- d. Discussion on AW Landscapes master design plan for the lake hillside behind 218-228 NME.
 - a. Retaining Wall Removal and Replacement \$48,600
 - b. Planting of New Terrace walls \$ 8,900
 - c. Hillside Planting Project
 - i. Phase 1 trees \$58,600
 - ii. Phase 2 ground plants \$44,500
 - d. Installation of Curved Stone Wall Vignettes (benches) \$29,200
- e. Discussion on fences behind 338, 340 and 342 NME. Recommended letters from LEB regarding adverse possession
- f. Discussion on ACC fence request from 338 NME.
- g. Update on project to digitalize 384 NMC ACC files.
- h. Discussion on fence erected at 316 NME that violates ACC requirements.

9. Community Forum 2 (only if time permits)

10. The next board meeting is scheduled for Thursday, April 4, 2024. It will be virtual.

The NMC Annual meeting will be held in person on Monday, March 11, 2024, at the Clubhouse

11. Executive Session to discuss status of LEB Collection Report on delinquent NMC Homeowners

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