



**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 1, 2024

7:00 pm, Via - ZOOM

1. Call to Order.
2. Community Forum-30 Minutes Maximum Time

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 August 1, 2024, Agenda
 - b. Review and approval of the June 6, 2024, Minutes

5. Committee Reports

ACC

- a. Discussion regarding ACC application administration by Abaris

Communications

Landscape

Pool

Social/Welcome

6. Financials
 - a. Treasurer's report

7. Abaris Management Report
 - a. Discussion regarding lake debris removal
 - b. In development of a draft operating budget for 2025 here in August what interest exists for:
 - i. New concept for annual tree service contract
 - ii. Abaris conducted home inspections last done in 2022
 - iii. Geese Poop removal services

 8. Old and New Business
 - a. Proposal from Bayland for the timber garden wall replacement
 - b. Update on new retaining wall between 226 -228 NME
 - c. Discussion regarding development of a Code of Conduct
 - d. Discussion regarding complaints received of fishing in the lake
 - e. Discussion regarding the installation of an unauthorized shed on Bracknell
 - f. Appeal by 184 NME on ACC non-approval for design of new fence
 - g. Acknowledge request for hearing by 276 NME will be held in September
 - h. Discussion on concept to create a fee for long term use of Clubhouse parking lot space
 - i. Discussion on Trash/Recycle containers on public view

 9. Community Forum 2 (only if time permits)

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

 11. Executive Session
 - a. Discussion of an individual owner’s assessment account
 - b. Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters
 - c. Discussion of matters pertaining to employees and personnel

 - 12. The next board meeting is scheduled for Thursday, September 5, 2024.**
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