



**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, May 1, 2025
7:00 pm, Via – ZOOM**

1. Call to Order.
2. Community Forum-30 Minutes Maximum Time
Each resident who wishes to speak will have three minutes of uninterrupted time to voice ideas and concerns. Priority will go to residents who email nmadministrator@newmarkcommons.net to announce in advance that they wish to speak during the meeting.
3. Board Response to Community Forum topics (optional)
4. Minutes and Agenda
 - a. Approval of today's Board Meeting Agenda, May 1, 2025
 - b. Review and approval of Minutes of April 3, 2025
5. Committee Reports
 - a. ACC Inspections Discussion and Preliminary Letter to Owners
 - b. Communications
 - c. Landscape
 - d. Pool
 - e. Social/Welcome
6. Financials
 - a. Treasurer's report
 - b. Liberty Mutual Insurance Master Policy Renewal Discussion
7. Abaris Management Report
 - a. Update on decorative lights/holiday lights policy. New research findings and sample policies from other Home Owner Associations.

b. 276 NME – Retaining Wall Landscape Planting Discussion

2. Old and New Business

- a. 9 Lakeside Overlook Commercial Vehicle Parking Request
- b. 3 Don Mills Court – Residential Care Home for Senior Citizens Request
- c. The State of Maryland Department of the Environment has identified the NMC Lake project as next in their line up.
- d. Clubhouse rental rates proposal.
- e. Draft Code of Conduct (Sam S.)
- f. Final edits and approval of *Notification of Inspection* Letter
- g. NMC Lake aerators project requires Board approval. The Abaris Management report includes a statement from the contractor, Solitude, explaining the benefits of carrying out the project now. Solitude Lake Proposal – Additional Compressor and Cabinet Housing Installation
- h. Use of board@newmarkcommons.net address and promotion of customercare@abarisrealty.com portal to register homeowners' complains and requests. Report discussion during Executive Session of April 2025 into open meeting and determine next steps

3. Executive Session

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

The next NMC board meeting will convene Thursday, May 1, 2025, at 7:00 p.m.
