



**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, February 5, 2026**  
**7:00 pm, Via - ZOOM**

1. Call to Order.
2. Formal Recognition of Board Member Appointment
3. Community Forum-30 Minutes Maximum Time  
Priority will be given to any potential board candidate desiring to ask questions of the Board members

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](mailto:nmcadministrator@newmarkcommons.net) in advance that they wish to speak.

4. Board Response to Community Forum topics (optional)
5. Minutes and Agenda
  - a. Approval of February 5, 2026, Agenda
  - b. Review and approval of January 8, 2026, Minutes
6. Committee Reports

**ACC**

**Communications**

**Landscape**

**Pool** Committee requests Board discussion on:

- a. Increase outside memberships from 50 to 75
- b. Approve \$200 for new noodles, games and toys
- c. Approve \$400 to replace lap lane flags
- d. Approve new interior water fountain for refilling water bottles and meeting ADA
- e. Approve advertisements outside of NMC to attract outside members

**Social/Welcome**

7. Financials
  - a. Treasurer's report
8. Abaris Management Report

- a. 2026 Annual Meeting Announcement and the Nomination Deadline Announcement – February 6, 2026.

9. Old and New Business

- a. Acknowledge Annual Requirement from the Maryland Department of Environment to update the Emergency Action Plan (EAP) to be handled by Bayland
- b. Discussion on 2026 Reserve Fund Study Update to include Board commitments made since the last reserve study was conducted:
  - i. Delete chain link fencing on Parkside/NMC perimeter
  - ii. Add lake dam wooden privacy fence
  - iii. Add Clubhouse ADA compliance interior and exterior projects
  - iv. Add NMC Lake Projects
    1. Replacement of timber retaining walls near bridge
    2. Replacement of wooden fences in lake corners
    3. Addition of fences on both sides of new spillway
    4. Engineering assessment of concrete “seawall” when lake is empty
    5. Acknowledge Abaris administrative fee for lake projects
- c. Update on Annual Meeting packet and 2026 NME Election procedures
- d. Discussion regarding the results of the 2025 Community 2<sup>nd</sup> Inspection.

10. Community Forum 2 (only if time permits)

11. The next Board Meeting is scheduled for Thursday, March 5, 2026, at 7:00 p.m.

12. Executive Session

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

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