

THE FISHING CREEK FARM HOMEOWNERS ASSOCIATION, INC.
Board of Directors Virtual Meeting Monday, May 4, 2026 7pm

Residents are invited to observe all portions of the Board of Directors meeting except those portions that are closed pursuant to Article 11b-111 of the Maryland HOA Act. Items may be taken in a different order than that shown below.

1. **CALL TO ORDER**
 - A. Verification of Quorum
 - B. Additions/Changes to the Agenda

2. **PARKING LOT REPAVING**
 - A. Marina Rules
 - B. "Working Assumptions" in CapEx Slides
 - C. Miller-Dodson Report
 - D. CPJ Parking Lot Expansion Report: "Path Forward" Section

3. **FINANCE COMMITTEE SPLIT FRAMEWORK**
 - A. Finance Committee – Framework for Expense/Cost Allocation between HOA and Marina

4. **CAPEX SLIDES FOR FEBRUARY 2026 ANNUAL MEETING**
 - A. Provide Feedback to Potential 2026 Improvements List
 - B. Sandspit Bridge – Next Steps

5. **MARINA WAITLIST**

6. **HOMEOWNER FORUM** Residents are permitted to address the Board during the Homeowner Forum portion of the Agenda and may be invited to comment during other portions of the meeting. Homeowners are asked to keep their comments respectful and neighborly, and to kindly limit their remarks to two (2) minutes.

7. **ADJOURNMENT**