

**K. DAVID MEIT, CPM®, ARM®, GRI®**

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*Award-winning real estate manager and developer. Over thirty years of experience managing conventional and rent-regulated multifamily, mixed-use, and retail properties in suburban and urban markets. Holder of multiple leadership roles in the Institute of Real Estate Management. Serves as an expert witness in multiple cases involving property management standard of care.*

**PROFESSIONAL EXPERIENCE**

**Principal, Expert Witness**

Oculus Realty, LLC, Gaithersburg, MD  
2/10 – present

Real estate management and advisory services in the Washington, DC metropolitan area. Expert witness services in property management standard of care. Licensed real estate broker in the District of Columbia, Commonwealth of Virginia, and State of Maryland.

**Principal**

Oculus Development & Advisory Services, LLC, Gaithersburg, MD  
1/18 – present

Real estate development of multifamily and mixed-use communities and property management advisory services for property investors and developers.

**Co-Founder, Partner**

Real Estate Service Systems, LLC, Germantown, MD  
11/14 – present

Ensuring multi-family property managers and investment rental owners meet their change of occupancy goals. RESS reduces vacancy loss by timely providing all necessary turnover services.

**Senior Vice President, Residential**

Vornado/Charles E. Smith (now JBG Smith), Arlington, VA  
5/09 – 4/10

Established multifamily property management operations in the Washington, DC metropolitan area.

**Executive Vice President**

DARO Realty, Inc., *Washington, DC*  
1/00 – 5/09

Responsible to the Board of Directors for the strategic planning and the ongoing operations of a real estate firm that owns and manages multifamily investment property in Washington, DC. Served as the firm's Principal Real Estate Broker. Regularly handled insurance claims, legal cases (tort and landlord & tenant), regulatory affairs, and labor issues, including successfully resolving OSHA and EEOC matters.

**Property Director**

Forest City Residential Management, Inc. (now Brookfield Properties), *North Bethesda, MD*  
10/98 – 1/00

Responsible for the delivery and initial occupancy of The Grand, a 552-unit ultra-luxury apartment community, in North Bethesda, Maryland. Supervised resident services, marketing, maintenance, Low Income Housing Tax Credit (LIHTC) compliance, and accounting departments with a total staff of over thirty.

**Senior Property Manager**

Bozzuto Management Co., *Greenbelt, MD*  
9/96 – 10/98

Manager of two communities including Silverwood Farm, a 145-unit Low Income Housing Tax Credit (LIHTC) apartment community in Southern Maryland and Regents Park, a new 360 luxury apartment community in Northern Virginia.

**Management Executive**

Lawrence Properties, *New York, NY*  
8/94 – 8/96

Supervised a mixed portfolio of luxury cooperative condominium and rental properties in many parts of New York City.

**Vice President, Property Manager**

Meit & Maxwell Properties, Inc., *New York, NY*  
1/90 – 8/94

Co-founder and manager of the operations of a real estate firm that owned and managed multifamily investment property in the Harlem neighborhood of New York City.

## PROFESSIONAL AWARDS

### *Institute of Real Estate Management*

**AMO® of the Year Award, 2015**

**CPM® of the Year Award, 2012**

**Past President's Award, 2012**

### *Property Management Association*

**PACE Award, Distinguished Community, The Bottling Plant, 2021**

**PACE Award, Washington, DC Lease-Up, South Cathedral Mansions, 2017**

**PMA President's Award, 2003 & 2005**

**PMA Vision Award, 2004**

**Property Manager of the Year, 1998**

### *Apartment & Office Building Association*

**Outstanding Leadership Awards, 2005 & 2007**

**AACE Award Washington, DC Service Team, Sedgwick Gardens, 2006**

**AACE Award, Virginia Garden New Upscale, Regent's Park, 1997**

### *Delta Associates*

**Best Low-Rise Apartment Community of the Year, The Bottling Plant, 2020**

**Best Renovation Apartment Community of the Year, South Cathedral Mansions, 2017**

**Best Adaptive Reuse Apartment Community of the Year, 220 Twentieth Street, 2010**

**Mid-Atlantic Property of the Year, The Grand, 2000**

## PROFESSIONAL AFFILIATIONS

**Institute of Real Estate Management** 1994 – present  
Governing Councilor, 2018 – present  
Chairperson, National Ethics Committee, Ethics Hearing & Discipline Board, 2015 – present  
Vice Chairperson, Designations & Certifications Committee, 2023 – 2024  
Vice Chairperson, National Finance & Audit Committee, 2017 – 2018  
President, West Central Maryland Chapter 92, 2012  
Chairperson, Region 3 Education Committee, 2007 – 2009  
Member, National Education Committee, 2009

**National Apartment Association** 2000 – present  
Member, Budget & Finance Committee, 2023 – 2024  
Member, RPM Careers Committee, 2023 – 2024

**Property Management Association** 1996 – 2023  
President, 2004

**Apartment & Office Building Association** 2000 – present  
Director, Advisory Board of Directors, 2007 – present  
Chairperson, DC Tax Working Group, 2007 – 2008  
Chairperson, Education Committee, 2005 – 2006  
Working Group Member, Rent Control Reform Amendment Act, 2005 – 2006

**Greater Capital Area Association of REALTORS®** 2002 - present  
Member, Property Management Advisory Group, 2006 – 2008

**National Association of REALTORS®** 2000 – present

**Urban Land Institute** 2004 - present

**District of Columbia Building Industry Association.** 2018 - 2023

**Maryland Multi Housing Association** 2020 – present

## PROFESSIONAL LICENSES & ACCREDITATIONS

**Principal Broker** District of Columbia (License No. BR98358820)  
**Broker** Commonwealth of Virginia (License No. 0225211150)  
**Broker** State of Maryland (Registration Certificate No. 525482)

**Institute of Real Estate Management**  
Accredited Management Organization® (AMO®) 2013 – present  
Certified Property Manager® (CPM®) 2002 – present  
Accredited Residential Manager® (ARM®) 1994 – present

**National Association of REALTORS®**  
Graduate, REALTOR® Institute, (GRI®) 2002 – present

## VOLUNTEER EXPERIENCE

**City of Gaithersburg** 2013 – present  
Commissioner, Commission on Landlord-Tenant Affairs

**The Metropolitan Center for the Visual Arts (VisArts)** 2022 – 2024  
Board Member & Chair, House Committee

**Makom** 2019 – 2024  
Chair, DREAM Committee

**Hamiltonian Artists** 2017 – 2021  
Executive Board Member & Treasurer

**Woodley Park Main Streets** 2018 – 2019  
Board Member & Treasurer

**CASA de Maryland** 2014 – 2017  
Workforce Advisory Board Member

**Rebuilding Together Montgomery County** 2010 – 2012  
Board Member

**Temple Beth Ami** 2006 – 2010  
Board Member & Treasurer

## EDUCATION

**Boston University** Boston, MA  
Bachelor of Arts, *cum laude*, 1990

**New York University** New York, NY  
The Real Estate Institute, courses in property administration and building systems, 1991

**Property Management Association** Bethesda, MD  
Fellowship Program, 1998

**The Washington, DC Association of REALTORS®** Washington, DC  
Graduate, REALTOR® Institute, 2002

**Urban Land Institute** Washington, DC  
Real Estate Development Process: Part I & II, 1998  
Reading Construction Documents, Construction Fundamentals for Development Professionals, 2006