

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

Maryland Multi Housing Association 2020 – present

National Fire Protection Association 2024 – 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