

COMMISSION ON COMMON OWNERSHIP COMMUNITIES  
Minutes of the Monthly Meeting  
Via Zoom Audio-Visual Conference  
**Wednesday, November 4, 2020**

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:05 pm by Chairman Mark Fine.

**Commissioners present:** [12] ANDERSON, FINE, GARDNER, GELFOUND, GIZA, GRUBER, MURTHY, MYO KHIN, PERPER, SMITH, STEINBACH, VINEY.

**Commissioners absent:** MOORE (2 vacancies)

**Staff present:** Tim Goetzinger, DHCA Director of Finance; Walter Wilson, Associate County Attorney; Staff: Ife Fabayo, Mark Anders.

**Guests:** Lorraine Driscoll [DHCA], Rand Fishbein, Jo Ellen Bilanin, Ginger Naglee, Alan Siefert, Craig Chung, David Polinsky, Manuel Terrico, Jenny Green, Anna McBeth

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1. **Approval of Minutes:** Commissioner Myo Khin moved to approve the minutes of the October 2020 monthly meeting, with Commissioner Smith seconding. The motion was approved by unanimous consent.

2. **Community Forum:**

3. **Submission of disputes for Commission consideration:**

**Jurisdiction – Default cases:** None

**Jurisdiction - Contested cases:**

**#2020-052, New Mark Custom Homes Vs Amnon Samid** – Commissioner Gardiner moved to accept jurisdiction and Commissioner Viney seconded the motion. After discussion, **the motion was failed** by a majority vote: Commissioners Gardiner and Viney voted in favor of jurisdiction. Commissioners Anderson, Gelfound, Giza, Gruber, Murthy, Perper, Myo Khin and Smith voted to NOT accept jurisdiction. Commissioners Fine and Steinbach recused.

**#2021-002, Fletcher Vs. Fairland Park HOA** – Commissioner Gelfound moved **NOT to accept jurisdiction**, with Commissioner Viney seconding. After discussion, in which Commissioner Gardner raised the issue of modifying MCC 10-B 8 (4)(B), the word “significantly”, the motion was approved

by majority vote, Commissioner Fine recused.

**#23021-017, Tremmel Vs. Grosvenor Park IV Condominium** – Commissioner Gelfound moved **NOT to accept jurisdiction**, with Commissioner Perper seconding. After vigorous discussion over joining “complaints”, the motion was upheld by majority vote, Commissioners Anderson, Gelfound, Giza, Perper, Smith, and Viney voted not to accept Jurisdiction. Commissioner Gardner and Commissioner Fine recused.

**4. Decisions & Orders Issued:** None

**5. Decisions & Orders on Appeal:**

#2018-040, Dillin et al, v. The Willoughby of Chevy Chase and

#2018-061, Nadri v. The Willoughby of Chevy Chase (consolidated) – CCOC decision upheld in Circuit Court; appealed to Court of Special Appeals, **Decision of Appellate Court in packet**

#2019-070, Washington v. Silverton Condominium – **Decision in packet**

#2019-038, Kenny v. Council of Unit Owners of Cherington Condominium – **assigned to Administrative Appeal, Judge Lease.**

#2018-037, Longmead Crossing v. Hypolite – **Court of Special Appeals hearing scheduled for 10/5/20 (awaiting update)**

**6. County Attorney’s report:** Decision & Order(s) under review by Mr. Wilson – OCA reviewed O’Neill V 8101 Conn. Condominium.

**7. DHCA status report:** Mr. Goetzinger presented the October 2020 report.

**8. Chairman’s Report:**

- Update on the presentation to the City of Gaithersburg. We are working with Kevin Roman, from the City of Gaithersburg on our game plan to ensure that the CCOC's mission is properly conveyed to the citizens of Gaithersburg.
- We are organizing another ZOOM seminar to update the COC community on COVID-19 and how to reach out to the CCOC. Where to find the latest information on the CCOC website, etc. This webinar is planned to take place November 24, 2020 at 6:30 pm.
- We are organizing another ZOOM Seminar with the Community Policing Officers from all 6 districts, (coordinating with the MCPD Headquarters in Gaithersburg), on how we can assist the communities in the areas of community policing, home security, COP attending COC Board meetings and becoming more interactive with the community. This Will be organized for Dec 2020.
- Schedule a short 30-minute zoom with all Commissioners and me so we can discuss Q & A that might be raised by individuals taking the online director training.
- Organize and schedule a ZOOM webinar with Tom Deyo, for Solar and Condominiums to be set for late January, early February.
- The DHCA I/T Department has tested the Decisions and orders search engine and is about ready to launch. There were some hurdles to overcome to ensure the security of the site as well as hosting. The data will need to travel from the DHCA CCOC Case Management System, to the DHCA I/T server, and to the MOCO I/T server and back. We are working with a 3<sup>rd</sup> party vendor who will be monitoring the statistical data regarding searches. We will be beta testing the Decision and Order website to debug before its official launch, will need assistance from all Commissioners. We will also be asking select “friends” of the CCOC to assist. Program is introduced to the Council on 11/9.
- Please do not share any of the “share link’s” that are sent to you from the staff or anyone on the Commission with ANYONE not on the Commission. We are wanting to ensure that the security of the system is not breached. Should you have any questions, please ask me or the Vice Chair.

## 9. Committee reports:

- Legislation & Process and Procedures Committee

[Members: Commissioners Fine & **Gardner [Chair]**, Gelfound, Moore, & Viney] Commissioner Gardner presented the Commissions Reserve Bill MC 03-21 to be endorsed by the Commission, Commissioner Gelfound seconded the motion, the bill was endorsed by unanimous consent of the Commission.

Commissioner Gardner presented the Commissions revisions to MCC 10-B. After discussion, it was agreed to remove the word “FORM” out if the last sentence in section 7-A. Commissioner Gardner then moved to have the changes to MCC 10-B to be endorsed by the Commission, Commissioner Myo Khin seconded the motion, the bill was endorsed by unanimous consent of the Commission.

- Education Outreach Committee

[Members: Commissioners Fine & Anderson, Gelfound, **Giza [Chair]**, Moore, Perper, Smith, Steinbach, & vacancy] --- Meetings held on August 13 & 31, future meetings to be held on the 2<sup>nd</sup> Monday at 6:30pm. Committee to set agendas & rules, developing training courses, etc.

- Information Technology & Budget Committee

[Members: Commissioners Fine & **Myo Khin [Chair]**, Murthy, & vacancy] Commission Vice Chair Myo Khin reported the committee was doing the following:

- Reviewing the CCOC website with the Education and Outreach Committee to review all eight (8) sections of the site. We are validating all “links” to ensure they are all functioning correctly and ensuring that all data is up to date and complete. We are also assisting in locating all videos within the eight (8) sections of the site, so that they can be moved to the Training and webinar section.
- The DHCA I/T Department has tested the Decisions and orders search engine and is about ready to launch. There were some hurdles to overcome to ensure the security of the site as well as hosting. The data will need to travel from the DHCA CCOC Case Management System, to the DHCA I/T server, and to the MOCO I/T server and back. We are working with a 3<sup>rd</sup> party vendor who will be monitoring the statistical data regarding searches.
- They were working closely with Mark and Tim on areas of the new budget and should have them in the next few weeks.
- He reminded the Commissioners to please do not share any of the “share link’s” that are sent to you from the staff or anyone on the Commission with ANYONE not on the Commission. We are wanting to ensure that the security of the system is not breached. Should you have any questions, please ask me or the Chair.

10. **Adjournment:** Meeting adjourned at 9:01 pm.

**Next meeting: Wednesday, December 2, 2020 at 7:00pm**