

COMMISSION ON COMMON OWNERSHIP COMMUNITIES  
Minutes of the Monthly Meeting  
Via Zoom Audio-Visual Conference  
**Wednesday, February 3, 2021**

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

**Commissioners present:** [10] ANDERSON, FINE, GARDNER, GELFOUND, GRUBER, MOORE, MURTHY, MYO KHIN, PERPER, SMITH, STEINBACH, WALKER.

**Commissioners absent:** (3 vacancies)

**Staff present** WALTER WILSON, ESQ. ASSOCIATE COUNTY ATTORNEY; Staff: IFE FABIO, MARK ANDERS, ESQ.

**Guests:** CHRISTINE SEABOLD (COMMISSIONER IN WAITING), EX-OFFICIO RAND FISHBEIN, PhD, Delegate Marvin Holmes, MD House of Delegates

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1. **Approval of Minutes:** After discussion, Commissioner Anderson moved to approve the minutes of the January 2021 monthly meeting. Vice Chair Gelfound seconding. The motion was approved by unanimous consent.
2. **Community Forum:** There were no questions from the audience, members of the forum wished the Commission a Happy New Year to the Commission.
3. **Submission of disputes for Commission consideration: Jurisdiction – Default cases: 2021-032 BEERS V. CUO TIERS OF SILVER SPRING-** Commissioner Moore and Steinbach moved to **accept** jurisdiction and Commissioner Walker seconded the motion. After discussion over procedures, **the motion carried by the Commission.**
4. **Jurisdiction - Contested cases:**
  - # 2021-026, Bruce Shoop v. Olney Mill Community Association– Vice Chair Gelfound moved to **deny** jurisdiction and Commissioner Murthy seconded the motion. After discussion, **the motion carried by the Commission with Commissioner Chair Fine recusing.**
  - #2021-031, Pavlyukovets v. Americana Centre Condominium, Inc.– Vice Chair Gelfound moved to **deny** jurisdiction and Commissioner Anderson seconded the motion. After discussion, **the motion carried by the Commission with Commissioner Chair Fine recusing.**
5. **Decisions & Orders Issued:**
  - #2020-088, Greencastle Lakes v. Hung Lam Order is included in Commission Packets.
  - #2020-089, Greencastle Lakes v. Balde (motion to reconsider)
6. **Decisions & Orders on Appeal:**

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

**#2021-004, O'Neill v. 8101 Connecticut Avenue Condominium (No Change)**

7. **County Attorney's report:** No Report
8. **DHCA status report:** No Report, Will be distributed once we receive it
9. **Chairman's Report:**

The report is attached to this package

- Official welcome to Cheryl Walker, and Christine Seabold should be joining the Commission in March. Kathy V. has stepped down effective January 31, 2021.
  - David Gardner, Brian Gruber, Peter Myo Khin and Galia Steinbach should be seeing their email asking if they wish to re-up as a Commissioner. The vacancy announcement will be posted by the end of the 1<sup>st</sup> week of February.
  - Committee reassignments, (see report)
  - Discussion and ratification of current Bills in Annapolis (in Report)
10. **Committee reports:**
    - Education Outreach Committee  
Presented by Vice Chair Gelfound, in packet
  13. **New Business-**
    - a Discussion with Del. Holmes on various bills before the Maryland Delegation. There was also a conversation on seeking volunteers.
    - b Discussion of the 30<sup>th</sup> anniversary and placing things on the website to list all current and past chair of the CCOC, as well as other highlights over the last 30 years. We would like to have this completed by the end of February. There was a discussion of posting minutes and agendas promptly. Mr. Wilson reminded the new commissioners of the mandated training requirement.
  14. **Adjournment:** Meeting adjourned at 8:19 pm.

**Next meeting: Wednesday, March 3, 2021 at 7:00pm**