

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting Via Zoom Audio-Video Conference **Wednesday, June 7, 2023**

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:08 p.m. by Commission Chair Cheryl Walker.

Commissioners present: [10] Anderson, Freeman, Hall, Hayes, Holmes, Moore, Nerlinger, Smith, Steinbach, and Walker.

Commissioners absent: Mezey, Seebold, Zmuda (granted an approved absence)

Staff present: Walter Wilson, Esquire, County Attorney; Ramon Espin, Manager; Mark Anders, Investigator; Peter Atta, Investigator; Ife Fabayo, Investigator

Guests: 2406085103, Amanda Kwiatkowski, Barry Jackson, Elwin Jones, Frank Luncheon, Jacob White, Jacquie Roberts, James Walker, Jim Cagley, JT Lattanzio

1. **Proof of Quorum and Welcome:** There being 10 Commissioners present, the meeting was called to order. The Chair welcomed all in attendance.
2. **Approval of Agenda:** Commissioner Holmes moved to approve the June 7, 2023, agenda, and Commissioner Anderson seconded. With no objections, **the agenda was approved.**
3. **Approval of Minutes:** Commissioner Smith moved to approve the May 3, 2023 minutes, and Commissioner Steinbach seconded. With no objections, **the minutes were approved.**
4. **Community Forum:** Audience members commented on the CCOC's core mission and the complaint process.
5. **Chairwoman's Report:** Commissioner Walker had no report.
6. **Submission of disputes for Commission consideration:** Ms. Fabayo presented the following cases to the Commission:

DEFAULT CASES

2023-001, Longmead Crossing CSA v. Buchanan – Commissioner Smith moved to accept jurisdiction of the case and Commissioner Anderson seconded. With no discussion or objections, **the commission accepted jurisdiction** by general consent. (Hearing panel assignments: Commissioners Smith and Anderson; Freeman is a backup)

CONTESTED CASES

2023-027, Jones v. Key West Condominium – Commissioner Anderson moved to accept jurisdiction and Commissioner Moore seconded. With no discussion or objections, **the commission accepted jurisdiction** by general consent. (Hearing panel assignments: Commissioners Steinbach and Nerlinger; Holmes is a backup)

2023-049, Ravindranath v. Carolyn Condominium Association – Commissioner Anderson moved to deny jurisdiction and Commissioner Smith seconded. After discussion, **the commission approved the motion to deny jurisdiction**, with Commissioners Anderson, Holmes, Freeman, Smith, Walker, Hall,

Hayes in favor and Commissioners Moore and Nerlinger opposed. Commissioner Steinbach recused.

7. County Attorney's Report – Mr. Wilson outlined the following:

- A. Amendments to Montgomery County Code Chapter 10B, which will be in effect on July 3, 2023.
- B. Circuit Court decision on 2021-013 (Civil Action No. C-15-CV-22-001952), Kotelba v. King Farm Citizens Assembly

8. DHCA Staff Report – Mr. Espin discussed the following:

- a.) Montgomery County Code Chapter 2. Administration Section 2-149A and considerations for the Commission regarding minutes and meeting recordings
- b.) Benchmarking law regarding energy consumption reporting that could affect some community associations
- c.) Reviving the COC digital newsletter
- d.) Updating forms to ensure adherence to County code
- e.) A lift stay decision on 2023-046, Dennis St. Jean v. The Milestone HOA
- f.) The Maryland HAF program
- D. Replacing a DHCA contractor that left staff in May
- E. Two resident commissioner vacancies on the CCOC
- F. A posthumous certificate given to the Murthy family.

9. Committee Reports

- a.) Education – Commissioner Nerlinger discussed a schedule of upcoming training sessions for community association directors; updating and revising live and online training; and preparing an orientation for new commissioners.

10. Unfinished Business – There was no unfinished business.

11. New Business – Leisure World has requested a live training session in October.

12. Good of the Order – Commissioners Walker and Smith thanked all for their time and efforts.

13. Adjournment –With no objections, the meeting was adjourned at 8:59 p.m. by Commission Chair Walker.

The next monthly meeting will be held on July 5, 2023.