

## COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting  
Via Zoom Audio-Video Conference  
**Wednesday, November 1st, 2023**

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:00 p.m. by Commission Chair Cheryl Walker.

**Commissioners present:** [12] Anderson, Freeman (left at 7:15 p.m.), Hall, Hayes, Holmes (joined at 7:12), Mezey, Moore, Nerlinger, Seebold, Steinbach, Walker and Zmuda.

**Commissioners absent:** None

**Staff present:** Walter Wilson, Esquire, County Attorney; Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Iman Hasanvand, legal assistant, Matthew Johnson, Esquire, County Attorney

**Guests:** Yvonne Knight, Panel Chair

1. **Proof of Quorum and Welcome:** There being 12 Commissioners present, the meeting was called to order. The Chair welcomed all in attendance.
2. **Approval of Agenda:** Commissioner Walker moved to approve the November 1, 2023, agenda. With no objections, the November 1, 2023, agenda was approved by general consent.
3. **Approval of Minutes:** Commissioner Walker moved to approve the October 11, 2023, minutes. With no objections, the October 11, 2023, minutes were approved by general consent.
4. **Community Forum:** There were four questions from the audience during the open forum regarding various topics.
5. **Chairwoman's Report:** Chairwoman Walker proposed a CCOC end-of-year, open house in December. After a discussion, the commission agreed to hold its monthly meeting on December 6th, 2023, in-person and at Montgomery College-Rockville, for the purpose of accommodating a larger than usual community forum.
6. **Submission of disputes for Commission consideration:** Jurisdiction – Pete Atta presented the following cases to the Commission:

**Case No. 2024-003, Snell v. Wintergate at Longmead** – Commissioner Anderson moved to **accept jurisdiction of the case** and Commissioner Mezey seconded the motion. **The motion was carried by the Commission**, by unanimous consent.

**Case No. 2024-013, Stewart v. CUO of Vineyards Condominium** – Commissioner Anderson moved to **accept jurisdiction of the case** and Commissioner Mezey seconded the motion. **The motion was carried by the Commission**, by unanimous consent.

**Case No. 2024-011, Ramirez v. Cloppers Mill West Community Association** – Commissioner Steinbach moved to **accept jurisdiction of the case** and Commissioner Hayes seconded the motion. **The motion was carried by the Commission**, by unanimous consent.

**Case No. 2024-015, Daniel S. Rosenfeld v Milestone HOA** – Commissioner Mezey moved to **accept jurisdiction of the case** and Commissioner Hall seconded the motion. The **motion was carried by the Commission**, by unanimous consent.

**7. Decisions and Orders Issued** – None

**Decisions and Orders on Appeal** – None

**8. County Attorney's Report** – Mr. Wilson reported that there were no pending decisions and orders to review.

**9. DHCA Staff Report** –

a.) Quarterly Report will be presented at the December 2023 Meeting

**10. Committee Reports**

a.) Communications – Commissioner Steinbach discussed the CCOC Newsletter. Commission Chair Walker asked the Commissioners to consider article contributions.

b.) Education – There was a Community Governance training held at Leisure World on October 27, 2023. The staff was assisted by Brian Fellner and Donald Perper along with Commissioners Nerlinger, Hayes and Anderson

c.) Legislative/Policies and Procedures – No report

d.) Nominating Committee – No report

**11. Unfinished Business** – None

**12. New Business** – None

**Good of the Order** –

**13. Adjournment** – Commissioner Walker **adjourned the meeting**. With no objections, the meeting was adjourned at 8:30 p.m.