

COMMISSION ON COMMON OWNERSHIP COMMUNITIES
Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, November 6, 2024

Commissioners present: Dixon, Fernandez, Freeman, Hall, Hayes, Kraskin, Mezey, Moore, Nerlinger, Seebold, Walker and Zmuda.

Commissioners absent: Anderson, Holmes

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

Guests: None

1. Proof of Quorum and Welcome: There being 10 Commissioners present, Vice Chair Nerlinger called the meeting to order at 7:05 p.m.
2. Approval of Agenda: Cmr. Moore moved to approve the Nov. 6, 2024, agenda and Cmr. Mezey seconded. With no objections or abstentions, the Nov. 6, 2024, agenda was approved by acclamation.
3. Approval of Minutes: Cmr. Mezey moved to approve the Oct. 9, 2024, minutes, and Cmr. Zmuda seconded. With no objections or abstentions, the Oct. 9, 2024, minutes were approved by acclamation.
4. Community Forum: There were no questions from the audience.
5. Chairwoman's Report: Vice Chair Nerlinger did not have a report. (Cmr. Walker joined the meeting.)
6. Submission of disputes for Commission consideration: Mr. Atta presented the following cases to the Commission:

Jurisdiction

#2025-011, Longmead Crossing CSA v John & Angela Dahl – Cmr. Zmuda moved to accept jurisdiction of the case and hold a default hearing and Cmr. Hayes seconded the motion. The motion was carried by the Commission by acclamation, with none opposed or abstaining. Cmr. Freeman and Moore were appointed to the hearing panel on either January 22, 27, or 29, 2025.
(Cmr. Dixon arrived)

#2024-107, Martin Siegel v Heritage Green Condominium – Cmr. Walker moved to deny jurisdiction of the case and Cmr. Fernandez seconded the motion. After discussion, the motion was carried by the Commission, with Cmr. Dixon, Fernandez, Freeman, Hall,

Hayes, Kraskin, Walker and Zmuda in favor and Mezey, Moore, Nerlinger and Seebold opposed.

#2025-005, Pamela Cook v River Falls Homeowner Association, Inc. – Cmr. Freeman moved to accept jurisdiction of the case and Cmr. Kraskin seconded the motion. The motion was carried by the Commission, with all in favor and Cmr. Hall and Nerlinger abstaining. Cmr. Fernandez and Zmuda were appointed to the hearing panel on either February 3, 2025.

Decisions Issued

#2023-051, Vladimir Demidov v Symphony Park HOA

#2022-077, Tang v Somerset Condominium Association

8. County Attorney's Report – Mr. Wilson had no report.

9. DHCA Staff Report – Mr. Espin reviewed the CCOC quarterly report for first quarter, FY25.

10. Committee Reports

a.) Communications – Cmr. Freeman and Dixon volunteered to become members.

b.) Education – Vice Chair Nerlinger reported that Leisure World had canceled its in-person training.

d.) Legislative/Policies and Procedures – Staff will circulate Cmr. Holmes's email with updates.

e.) Nominating Committee – Staff will circulate Cmr. Holmes's email with updates.

11. Unfinished Business – There was no unfinished business.

12. New Business

a.) Commissioner Terms & Vacancy – Mr. Espin stated he is working with the county regarding expiring terms and will share with the CCOC a list of Commissioners' term dates, procedures and their timelines.

b.) 2025 CCOC Elections – Mr. Espin reminded the commission about officer elections in the new year.

c.) Chair & Vice Chair Roles & Responsibilities charter - Mr. Espin shared charters that were drafted in 2024 and requested feedback. Cmr. Walker moved to approve the charters as written and Cmr. Freeman seconded. Cmr. Walker amended the motion to delete the sentence "The Chair must designate the appropriate person to record the minutes of the meetings." The motion was carried, with no objections and Cmr. Dixon and Mezey abstaining.

13. Adjournment – With no objections, the meeting was adjourned at 8:41 p.m.

THE NEXT MONTHLY MEETING WILL BE ON December 4, 2024.