

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County, Maryland

Minutes of the Monthly Meeting

Via Audio-Video Conference **Wednesday, October 8, 2025**

Commissioners present: 9---Anderson, Hall, Juneja, Kraskin, Mezey, Nerlinger, Potts, Seebold, Zmuda.

Commissioners absent: 6—Fernandes, Hayes, Holmes, Moore, Morton, Walker.

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

1. Proof of Quorum and Welcome: A Quorum was present. Chair, Susan Nerlinger, called the meeting to order at 7:04 p.m.

Chair Nerlinger thanked Commr. Kraskin for his service as Minute-taker for the September meeting and asked for volunteers to take Minutes of this meeting. Commr. Seebold volunteered and was appointed.

2. Approval of Agenda: Commr. Anderson moved to amend the Agenda by moving the topic of Interim Secretary to be sequenced between the Community Forum and the Chairperson's Report. Commr. Zmuda seconded the Motion. The amendment of the Agenda passed unanimously. Commr. Anderson moved to approve the amended Agenda. Commr. Zmuda seconded. The Motion passed unanimously.

3. Approval of Minutes: Commr. Anderson moved to approve the September 3, 2025 Minutes. Commr. Zmuda seconded the Motion. Commrs. Potts, Mezey, and Juneja abstained. The Motion passed.

4. Community Forum: Several Community members addressed the Commission.

A. Ruby Tang expressed concern over the recorded party name in Case 2022-077. This matter was previously reviewed and decided by the County Attorney, Walter Wilson, Esq.

B. Silvia Bailey requested a description of the complaint process and inquired about property management credentialing.

C. Myriam Paul requested general assistance.

D. Steven Lapham, representing CHARM (Common Ownership Community Homeowners Advocating for Reform), spoke on the new elections requirements.

5. Interim Secretary: Chair Nerlinger announced the resignation of Commr. Freeman, Secretary. Chair Nerlinger called for volunteers to serve as Secretary until the next Election of Officers. Commr. Seebold volunteered. Commr. Mezey motioned that Commr. Seebold be elected by acclamation. Commr. Anderson seconded the Motion. The Motion carried. Commr. Seebold will serve as Secretary until the next Election.

6. Chairperson's Report: Chair Nerlinger did not present a report.

7. Submission of Disputes for Commission Consideration submitted by Investigator Fabayo

A. Contested Cases:

1. **Case 2025-044**, Henry Cao, et al. v. Bonifant Woods Homeowners Association

Commr. Anderson moved to deny jurisdiction of the case. Commr. Mezey seconded the Motion. Commr. Juneja abstained. The Motion carried---**Jurisdiction denied**.

2. **Case 2025-062**, Christine Lam, et al. v. Woodcliff Park Homeowners Association

Commr. Anderson moved to accept jurisdiction of the case. Commr. Mezey seconded the Motion. No abstentions. The Motion carried---**Jurisdiction accepted**. Comms. Anderson and Seebold volunteered for the Hearing Panel.

3. **Case 2026-006**, Samuel Sanchez v. CUO of Turnberry Courts at Leisure World

Commr. Zmuda moved to accept jurisdiction of the case. Commr. Juneja seconded the Motion. Cmr. Anderson and Nerlinger abstained. The Motion carried---**Jurisdiction accepted**. Comms. Hall and Seebold volunteered for the Hearing Panel.

B. Motion for Reconsideration:

2024-082, Brian Campbell v. Hampshire Hamlet HOA

Commr. Anderson moved to deny reconsideration of the case. Commr. Hall seconded the Motion. Commr. Juneja abstained. The Motion carried---**Reconsideration denied**.

C. Decisions & Orders Issued—Listed, not presented

1. **2025-001**, Cypress Homeowners Association v. Nestor Bernedo, et ux.

2. **2025-034**, Robert Athanasopoulos v. Grosvenor Park IV Condominium (consolidated with 2025-050, William Wilkinson v. Grosvenor Park IV Condominium and 2024-044, Robert Athanasopulos v. Grosvenor Park IV Condominium)

3. **2025-037**, Carolyn Rosenberg v. Buckingham Station III Condominium

D. Decisions & Orders on Appeal---Listed, not presented

2025-008, Todd McPhee v. West Spring Condominium Association

8. County Attorney's Report: None

9. DHCA Staff Report—Submitted by Manager Espin

Commrs. Surinder Juneja, Holly Morton, and Matt Potts were introduced. Orientation is being scheduled. Anyone interested in assisting with Orientation should contact Ramon Espin.

10. Committee Reports

A. Education Committee: Manager Espin reported that the 9-13-2025 Live GOCA Training Event staged at Longwood Recreation Center, Brookeville, MD was a great success. GOCA wants to do two more—one live/one virtual.

B. No other reports.

11. Unfinished Business: Commr. Seebold moved to postpone discussion of Nominating Committee topics to the November 5, 2025 Meeting. Commr. Anderson seconded the Motion. The Motion carried unanimously.

12. New Business: Chair Nerlinger reported that the Montgomery County Ethics Commission has advised that property managers and attorneys who represent Common Ownership Communities may not also serve as Commission Panel Chairs. The Chair sent a letter that asks for a rule change.

13. There being no further business, this **Meeting Adjourned at 8:25 pm.**

Respectfully submitted,

Christine Seebold

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Interim Secretary

THE NEXT MONTHLY MEETING WILL BE: November 5, 2025.

2025-10-20