

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting

Via Audio-Video Conference

Wednesday, May 7, 2025

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

Commissioners absent: Walker, Dixon

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: There being 11 Commissioners present, Chairwoman Nerlinger called the meeting to order at 7:02 p.m.
2. Approval of Agenda: Cmr. Mezey moved to approve the May 7, 2025, agenda and Cmr. Zmuda seconded. With no objections, the May 7, 2025, agenda was approved by acclamation, with none opposed or abstaining.
3. Approval of Minutes: Cmr. Anderson moved to approve the April 2, 2025, minutes, and Cmr. Zmuda seconded. With no objections, the April 2, 2025, minutes were approved by general consent, with none opposing and Hall abstaining.
4. Community Forum: There were no questions from the audience during the open forum.
5. Chairwoman's Report: Chairwoman Nerlinger did not have a report.
6. Submission of disputes for Commission consideration: Mr. Atta presented the following cases to the Commission:

Default Case:

2025-015, Autumn Glen HOA v. Yvonne Sanya – Cmr. Zmuda moved to accept jurisdiction of the case and Cmr. Mezey seconded the motion. The motion was carried by the Commission, by acclamation, with none opposing or abstaining. Cmr. Anderson and Mezey were appointed to the hearing panel.

Contested Cases:

2024-071, Shao Chung, et al v. Decoverly IV Condominium Cmr. Holmes moved to accept jurisdiction of the case and Cmr. Zmuda seconded the motion. The motion was carried by the Commission by acclamation, with none opposing and Cmr. Anderson abstaining. Cmr. Zmuda and Fernandez were appointed to the hearing panel.

2025-041, Carl H. Brown v. Americana Finnmark Condominium – Cmr. Holmes moved to accept jurisdiction of the case and Cmr. Mezey seconded the motion. The motion was carried by the Commission, by acclamation, with none opposing and Cmr. Nerlinger abstaining. Cmr. Hall and Mezey were appointed to the hearing panel.

2025-043, Jacquelynn Garcia v. Decoverly IV Condominium – Cmr. Holmes moved to accept jurisdiction of the case and Cmr. Fernandez seconded the motion. The motion was carried by the Commission, by acclamation, with none opposing or abstaining. Cmr. Holmes and Nerlinger were appointed to the hearing panel.

Motion for Reconsideration:

2025-007, Dorainia Bell v. Sudbury House Condominium – Cmr. Holmes moved to deny the motion to reconsider the case and Cmr. Mezey seconded the motion. The motion was carried by the Commission, by acclamation, with none opposing and Cmr. Nerlinger abstaining.

Decisions and Orders Issued

2023-019, Justin Temple, et. al v Rock Creek Overlook

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

2025-011, Longmead Crossing CSA v John & Angela Dahl

8. County Attorney's Report – Mr. Wilson did not have a report.

9. DHCA Staff Report – Mr. Espin:

- a.) delivered the CCOC Quarterly Report and answered questions
- b.) discussed the status of the COC Proposed Annual Registration Fees-FY26, which will likely be determined within the next month.
- c.) announced that the Office of Common Ownership Communities will present an overview of its services to the Greater Olney Civic Association board on Tuesday, May 13.

10. Committee Reports

- a.) Communications – Cmr. Freeman reported on the committee's discussions.
- b.) Education – Cmr. Nerlinger reported on the committee's discussions.
- c.) Legislative/Policies and Procedures – Cmr. Holmes reported on legislation in the state legislature.

11. Unfinished Business –

- a.) Nominating Committee - Cmr. Holmes moved to appoint Cmr. Walker, Seebold and Moore to the Nominating Committee and Cmr. Freeman seconded. The motion was carried by the Commission, by acclamation, with none opposing or abstaining.
- b.) Commission seats – Mr. Espin reported that ten commission seats have expired. Public announcement has been published, and the deadline for applications is May 9.

12. New Business –

- a.) Standing Lift-Stay Panel - Cmr. Anderson moved to establish a standing lift stay panel from May 15-Aug. 15, 2025, and Cmr. Mezey seconded. The motion was carried, by acclamation, with Cmr. Hayes opposing.

b.) New Prospective Panel Chair - Mr. Gene Koprowski introduced himself to the Commission and requested consideration to be appointed a panel chair. Cmr. Holmes moved to appoint Mr. Koprowski as a hearing panel chair and Cmr. Moore seconded. The motion was carried, by acclamation, with none opposing or abstaining.

c.) Participating Municipalities - Mr. Buttry identified municipalities in Montgomery County that participate in Chapter 10B.

d.) Training meetings – Cmr. Seebold moved to cancel any Community Governance Fundamentals trainings on a three-day weekend, and Cmr. Holmes seconded. The motion was carried, by acclamation, with none opposing and none abstaining.

13. Adjournment – With no objections, the meeting was adjourned at 9:13 p.m.

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