

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting May 3, 2017 (Approved)

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7pm by Chairperson Rand H. Fishbein.

Present: Commissioners Branda, Burrows, Ethier, Fine, Fishbein, Fonoroff, Gelfound, Majerle, Radcliff, Viney, Valley, Koonin.

Absent: Commissioners Gardner, Winegar, Oxendine

Also attending: Associate County Attorney Walter Wilson; CCOC Staff Peter Drymalski; Mr. Larry Dorney; Mr. Dale Tibbitts for Councilmember Marc Elrich.

Dr. Fishbein and the Commissioners thanked Mr. Fine for providing the evening's refreshments.

Dr. Fishbein introduced Susan Koonin and Dallas Valley as the newest members of the CCOC.

1. MINUTES. The minutes of the April, 2017, meeting were approved as corrected.

2. COMMUNITY FORUM:

Mr. Larry Dorney reported that he learned how to be accredited as a press member for digital media.

3. NEW CASES PRESENTED FOR REVIEW:

There were no new cases. Staff reported on Ginsberg v. Avenel, which had been considered by the Commission in April and remanded to the staff. Both parties agreed to mediation and agreed on a date in June.

4. REQUESTS TO THE COMMISSION:

The Commission approved the application of Hillary Collins, Esq., to be a teacher of the Commission's mandatory training class.

5. DECISIONS AND ORDERS ISSUED; OTHER LITIGATION:

Staff reported that the Circuit Court upheld the Commission's order of partial summary judgment in the appeal of *Usui v. Americana Finnmark Condominium*, and presumably ordered the case remanded to the CCOC's hearing panel for further proceedings. (The court has not yet issued a written order.)

6. COUNTY ATTORNEY'S REPORT:

None.

7. STAFF REPORTS:

Mr. Drymalski reported that the new case management system is now live for staff to use; the DHCA IT staff are now working on making the system accessible to commissioners and parties to complaints. This system allows for the storage of governing documents as part of a complaint. DHCA will also be posting a list of all registered communities and their basic contact information online, which will be updated quarterly. CCOC's office coordinator now has access to, and ability to input, data in the registration list, and the other CCOC staff will have the ability to view (but not modify) the registration information. Plans for the registration system include the ability to file governing documents as part of the annual registration process.

Mr. Fine reported that DHCA had given him a copy of the 2016 CCOC survey. There were approximately 460 responses to the survey. Although there are well over 1000 registered associations, only 460 took the time to respond. The survey results are in a format that makes it impossible for them to fit on a computer screen, they are several pages wide.

Mr. Fine also stated that the MNCP&PC list of community associations contains over 1200 names compared to approximately 1050 +/- for the CCOC. He also stated that some of the names were duplicates, another commissioner also added that they knew of at least 3 associations that were not registered into the CCOC system and had not paid their registration fees. Mr. Drymalski stated that DHCA is working on a program that will provide a list that eliminates the duplicate entries and the more obvious non-COC members, but after that the comparisons and research will have to be done by hand.

Dr. Fishbein stated that the CCOC's IT committee will meet with the DHCA IT staff to be given a demonstration of the new case management system.

8. COMMITTEE REPORTS:

Mr. Fine reported that he and others are planning a "budget preparation seminar" for June 24, location not yet determined. He would like to use the CCOC's eSubscribe list to announce it. He continued that other seminars are in the planning stage.

Ms. Branda reported for the Legislation Committee. Almost all bills affecting common ownership communities died in the General Assembly. The Committee is considering proposed amendments to Chapter 10B of the County Code, and expects to have the proposals ready for consideration at the CCOC's June 7 monthly meeting.

Ms. Ethier reported for the Policy and Procedures Committee on proposed procedures for CCOC speakers. The Commission approved her proposed policy and application forms with the amendment that a request for a speaker can come from either the president of the board or from a majority of the board. She will revise the forms accordingly.

There was an extended discussion of what should be CCOC's policy on answering questions that follow its standard presentation. How should a commissioner respond to questions and in how much detail?

9. OLD BUSINESS:

None.

10. NEW BUSINESS:

Mr. Drymalski regrettably announced that he will retire from the County service effective July 1, 2017, but would continue to be available to the other CCOC staff for advice and information.

11. NEXT MEETING: The next meeting will be Wednesday, June 7, and the following meeting will be Wednesday, July 5.