

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, July 3, 2024

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

Commissioners absent: Fernandez

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 13 Commissioners present, Chairwoman Anderson called the meeting to order at 7:04 p.m.
- 2. Approval of Agenda:** Commissioner Zmuda moved to approve the July 3, 2024, agenda and Commissioner Holmes seconded. With no objections, the July 3, 2024, agenda was approved by general consent.
- 3. Approval of Minutes:** Commissioner Walker moved to approve the June 5, 2024, minutes with insertion of Commissioner names for votes of acclamation, and Commissioner Dixon seconded. The June 5, 2024, minutes were approved by general consent, with Commissioner Seebold opposing.
- 4. Community Forum:** There were no questions from the audience during the open forum.
- 5. Chairwoman's Report:** Chairwoman Anderson tabled her report.
- 6. Submission of disputes for Commission consideration:** Ms. Fabayo presented the following cases to the Commission:

Dismissal

2024-033, Carol Nove v. Condominium Residences II of Falls Grove – dismissed after the parties' Stipulation of Withdrawal.

OZAH Recommendation

2023-064, Carol Blumenstock, et al. v. Americana Finnmark Condominium, Inc. – Staff and commissioners will try to secure a panel within 30 days; otherwise, a request to recommend that OZAH chair a panel will be included in the August CCOC meeting.

Decision and Order Issued

2024-013, Scott Stewart v. CUO of the Vineyards Condominium – The hearing panel submitted their ruling.

Decisions and Orders on Appeal

2022-078, Karla Scappini v. Churchill Village South – Circuit court has scheduled a motions hearing.

2024-025, William Wilkinson v. Grosvenor Park IV Condominium – Appealing to the Appellate Court of Maryland.

7. County Attorney’s Report – Mr. Wilson reported he is reviewing two decisions and orders. Also, he and staff are editing the PowerPoint Community Fundamentals training.

8. DHCA Staff Report – Mr. Espin stated his annual report will be included in the CCOC’s August meeting packet.

9. Committee Reports

a.) Education – Commissioner Nerlinger discussed recent training cancelations.

d.) Legislative/Policies and Procedures – Commissioner Holmes said some commissioners have expressed an interest in joining the committee.

e.) Nominating Committee – Commissioner Holmes said he would have more information at the next meeting.

10. Unfinished Business –

a.) Communications Committee Membership – Commissioners are invited to contact Mr. Espin for information.

b.) Energy Benchmarking and BEPS – Mr. Espin reported that he met with Ms. Marietta Ethier and got a better understanding about the Montgomery County law and Dept. of Environmental Protection’s outreach presentations regarding Building and Energy Performance Standards.

11. New Business – Chairwoman Anderson would like confirmation on whether all common ownership communities in Montgomery County have met the DHCA registration requirement.

12. Adjournment – With no objections, the meeting was adjourned at 7:49 p.m.

THE NEXT MONTHLY MEETING WILL BE ON August 7, 2024.