

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, August 8, 2024

Commissioners present: Anderson, Dixon, Fernandez, Freeman, Hall, Hayes, Holmes, Kraskin, Mezey, Nerlinger, Seebold (joined during the DHCA staff report), Walker and Zmuda.

Commissioners absent: Moore

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

Guests: Mark Fine, panel chair

- 1. Proof of Quorum and Welcome:** There being 12 Commissioners present, Commissioner Anderson called the meeting to order at 7:02 p.m.
- 2. Approval of Agenda:** Commissioner Dixon moved to approve the August 8, 2024, agenda and Commissioner Mezey seconded. With no objections or abstentions, the Aug. 8, 2024, agenda was approved by general consent.
- 3. Approval of Minutes:** Commissioner Mezey moved to approve the July 3, 2024, minutes, and Commissioner Zmuda seconded. With no objections or abstentions, the July 3, 2024, minutes were approved by general consent.
- 4. Community Forum:** There were no questions from the audience.
- 5. Chairwoman's Report:** Chairwoman Anderson did not have a report.
- 6. Submission of disputes and cases for Commission consideration:** Jurisdiction – Mr. Atta presented the following cases to the Commission:

Contested Case:

2024-030, Jing Liang v. Plymouth Woods Condominium, Inc. – Commissioner Dixon moved to deny jurisdiction of the case and Commissioner Fernandez seconded the motion. The **motion was carried by the Commission**, by unanimous consent, with no abstentions.

Decisions and Orders Issued:

2023-034, Dinko Zhelyazkov et al v. Montgomery West HOA – available for public viewing on the DHCA website.

Decisions and Orders on Appeal:

2023-013, Scott Steward v. CUO of Vineyard Condominium - in Montgomery County circuit court
2023-025, William Wilkinson v. Grosvenor Park IV Condominium – in Montgomery County circuit court

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

9. **DHCA Staff Report** – Mr. Espin:

(Commissioner Seebold joined the meeting.)

a.) reviewed the DHCA annual report ending June 30, 2024.

b.) reported that the County Council approved DHCA's proposal regarding financially troubled/distressed common ownership communities.

c.) Notified the commission regarding the requirement of a summary report to the county executive and council by September 1, 2024.

10. Committee Reports

a.) Education – Commissioner Nerlinger requested more presenters for in-person trainings of Community Governance Fundamentals.

d.) Legislative/Policies and Procedures – no update

e.) Nominating Committee – no update

12. **New Business** – Commissioner Freeman is meeting with committee chairs to draft charters for each committee.

13. **Good of the Order** – Chairwoman Anderson thanked Commissioner Holmes for filling in to present Community Governance Fundamentals training on Saturday, Aug. 10.

13. **Adjournment** – With no objections, the meeting was adjourned at 7:42 p.m.

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