

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, September 4, 2024

Commissioners present: [13] Dixon, Fernandez, Freeman, Hall, Hayes, Holmes, Kraskin, Mezey, Moore, Nerlinger, Seebold, Walker and Zmuda

Commissioners absent: Anderson

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

Guests: Frank Demarais; Mark Fine, panel chair

- 1. Proof of Quorum and Welcome:** There being 13 Commissioners present, Vice Chair Nerlinger called the meeting to order at 7:03 p.m.
- 2. Approval of Agenda:** Commissioner Holmes moved to approve the Sept. 4, 2024, agenda and Commissioner Freeman seconded. With no objections, the Sept. 4, 2024, agenda was approved by acclamation.
- 3. Approval of Minutes:** Commissioner Dixon moved to approve the August 7, 2024, minutes, and Commissioner Zmuda seconded. With no objections, the August 7, 2024, minutes were approved by acclamation, with Commissioner Moore abstaining.
- 4. COC Loan Program Presentation:** Mr. Demarais outlined the COC Loan Program for communities experiencing issues that could threaten habitability and answered commissioners' questions.
- 5. Community Forum:** There were no questions from the audience during the open forum.
- 6. Chairwoman's Report:** There was no report.
- 7. Submission of disputes for Commission consideration:** Jurisdiction – Billy Buttry presented the following cases to the Commission:

2024-077, Amy Brown v. CUO of Kenwood Place Condominium – Commissioner Zmuda moved to **accept jurisdiction of the case** and Commissioner Dixon seconded the motion. The **motion was carried by the Commission**, by acclamation, with none opposed and none abstaining.

2024-074, Phillip D. Pradier v. CUO of Kenwood Place Condominium – Commissioner Holmes moved to **deny jurisdiction of the case** and Commissioner Zmuda seconded the motion. The **motion was carried by the Commission**, by acclamation, with none opposed and none abstaining.

8. Decisions and Orders Issued – Mr. Buttrey listed the following decisions and orders issued:
2022-058, Timberlawn South/Turkerman Walk v. Benjamin Hart, et ux.
2023-057, Evelyn Tanner v Riverstone Condominiums
2024-003, Sheila Snell v. Wintergate at Longmead Condominium
2024-015, Daniel Rosenfeld v. Milestone HOA

9. Decisions and Orders on Appeal – Mr. Buttrey reported that the following decisions and orders are on appeal in the Circuit Court for Montgomery County, Md.:
2024-013, Scott Stewart v. COU of the Vineyards Condominiums
2024-025, William Wilkinson v. Grosvenor Park IV Condominium

10. County Attorney’s Report – Mr. Wilson did not have a report.

11. DHCA Staff Report – Mr. Espin reported on:

- a.) Rent Stabilization Law - DHCA will give a presentation at the October CCOC meeting.
- b.) Community Governance Fundamentals – A new PowerPoint presentation has gone through a series of staff reviews, including a legal review. He will send a link to the Commission for review and feedback before the October CCOC meeting. The commission should formally review and approve the new training present during the October commission meeting.

12. Committee Reports

- a.) Education – Vice Chair Nerlinger outlined upcoming Community Governance Fundamentals presentations.
- d.) Legislative/Policies and Procedures – Commissioner Holmes has established a monthly meeting schedule, and the committee will review issues this month.
- e.) Nominating Committee – Commissioner Holmes reported that the committee will meet as needed, and the CCOC is currently fully staffed.

13. Unfinished Business –

- a.) Commissioner Freeman reported she is working with chairs and Mr. Espin to create draft committee charters.
- b.) Mr. Espin reported that the Commission needs to provide an annual report to the County Executive and County Council.

14. New Business –

Commissioner Kraskin wishes to be on the Legislative /Policies and Procedures Committee.

15. Adjournment – With no objections, the meeting was adjourned at 7:57 p.m.

THE NEXT MONTHLY MEETING WILL BE ON October 2, 2024.