

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, Oct. 9, 2024

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

Commissioners absent: Hayes, Anderson, Dixon

Staff present: Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Billy Buttrey, Investigator; Matt Johnson, Office of the County Attorney

Guests: Shirin Wilkerson and Polina Melvin, of the Department of Housing and Community Affairs

- 1. Proof of Quorum and Welcome:** There being 10 Commissioners present, Vice Chair Nerlinger called the meeting to order at 7:03 p.m.
- 2. Approval of Agenda:** Cmr. Mezey moved to approve the Oct. 9, 2024, agenda and Cmr. Holmes seconded. With no objections, the Oct. 9, 2024, agenda was approved by acclamation, with none opposed.
- 3. Approval of Minutes:** Cmr. Freeman moved to approve the Sept. 4, 2024, minutes, and Cmr. Zmuda seconded. With no objections, the Sept. 4, 2024, minutes were approved by acclamation, with none opposed.
- 4. Presentation on Rent Stabilization** – (Cmr. Seebold joined the meeting.) Ms. Wilkerson reviewed the details and provisions of Montgomery County Bill 15-23 and Ms. Melvin answered questions from commissioners.
- 5. Community Forum:** There were no questions from the audience during the open forum.
- 6. Chairwoman’s Report:** Acting Chair Nerlinger did not have a report.
- 7. Submission of disputes for Commission consideration:**
Jurisdiction – Ms. Fabayo presented the following cases to the Commission:

Contested Cases

2024-072, Bernice Shaller v. Grosvenor Park 1 Condominium – Cmr. Holmes moved to **deny jurisdiction of the case** and Cmr. Walker seconded the motion. After a discussion, the **motion was carried by the Commission**, by acclamation, with Mezey opposed and none abstaining.

2024-086, Hongxia Liu v. Crescent Plaza Condominium – Cmr. Zmuda moved to **accept jurisdiction of the case** and Cmr. Moore seconded the motion. The **motion was carried by the Commission**, by acclamation, with none opposed or abstaining. A Dec. 9 hearing panel was established with Fleischer (chair), Cmr. Zmuda and Cmr. Nerlinger.

2024-104, Weldon Latham, et al. v. Wheaton Haven Homeowners Association – Cmr. Freeman moved to **accept jurisdiction of the case** and Cmr. Mezey seconded the motion. The **motion was carried by the Commission**, by acclamation, with none opposed and none abstaining.

2024-106, Cathy Sherk v. Kentlands Ridge Condominium – Cmr. Freeman moved to **deny jurisdiction of the case** and Cmr. Mezey seconded the motion. The **motion was carried by the Commission**, by acclamation, with none opposed and none abstaining.

Acting Chair Nerlinger reported the following:

Decisions and Orders on Appeal

2022-058, Timberlawn South/Tuckerman Walk v. Benjamin Hartz, et ux.

2024-013, Scott Stewart v. CUO of Vineyards Condominium, Inc.

8. County Attorney’s Report – Mr. Johnson said the County Attorney did not have a report.

9. DHCA Staff Report – Mr. Espin did not have a report.

10. Committee Reports

a.) Education – Acting Chair Nerlinger stated that live trainings via Zoom continue each month.

b.) Legislative/Policies and Procedures – Cmr. Holmes stated the committee’s next meeting is Oct. 21; it is looking at issues relevant to reserve studies, insurance and insurance deductibles.

c.) Nominating Committee – Cmr. Holmes stated there have been no meetings because there are currently no vacancies.

11. Unfinished Business –

a.) Review and Approval of CGF PowerPoint Presentation – Cmr. Holmes moved to approve and begin using the new Community Governance Fundamentals PowerPoint presentation for live trainings. The motion was carried by acclamation, with none opposed and Cmr. Seebold abstaining.

Cmr. Homes moved that Cmr. Seebold be assigned to review the printed Resource Manual, and Cmr. Moore seconded. The motion was approved by acclamation, with none opposed.

b.) Committee Charters – Cmr. Walker moved to accept the Communications, Education, Legislative and Nominating Committees’ charters as presented, and Cmr. Zmuda seconded the motion. The motion was carried, with none opposed and none abstaining.

c.) Annual Commission Report – Mr. Espin reported that the Commission needs to provide an annual report to the County Executive and County Council.

12. New Business – There was no new business.

13. Adjournment – With no objections, the meeting was adjourned at 8:49 p.m.