

COMMISSION ON COMMON OWNERSHIP COMMUNITIES
Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, December 4, 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 12 Commissioners present, Chairwoman Anderson called the meeting to order at 7:02 p.m.
2. Approval of Agenda: Cmr. Holmes moved to approve the Dec. 4, 2024, agenda and Cmr. Zmuda seconded. With no objections, the Dec 4, 2024, agenda was approved by general consent.
3. Approval of Minutes: Cmr. Mezey moved to approve the Nov. 6, 2024, minutes, and Cmr. Moore seconded. With no objections, the Nov. 6, 2024, minutes were approved by general consent, with Anderson and Holmes abstaining.
4. Community Forum: There were no questions from the audience during the open forum.
5. Chairwoman's Report: Chairwoman Anderson did not have a report.
6. Submission of disputes for Commission consideration: Mr. Buttry presented the following cases to the Commission:

Default:

#2025-001, Cypress HOA v. Nestor Bernedo, et ux. - Cmr. Dixon moved to accept jurisdiction of the case and Cmr. Holmes seconded the motion. The motion was carried by the Commission, by unanimous consent. Mark Fine is panel chair.

#2025-012, Longmead Crossing CSA v. Diana Tran-Yu - Cmr. Dixon moved to accept jurisdiction of the case and Cmr. Zmuda seconded the motion. The motion was carried by the Commission, by unanimous consent. The hearing panel chair is Shuaa Tajammul; Cmr. Cmr. Kraskin and Freeman are panelists.

Contested:

#2024-088, Ping Steimel v. Germantown Station HOA – Cmr. Mezey moved to accept jurisdiction of the case, along with cases #2024-092/093/098 and #2025-017/018, and assign them to a hearing panel with a recommendation to consolidate the six cases and Cmr. Holmes seconded the motion. The motion was carried by the Commission, by unanimous consent. Brian Felner is the panel chair.

2024-092, Brijesh Gupta v. Germantown Station HOA
#2024-093, Surendra Devkota v. Germantown Station HOA
#2024-098, Sinh Dinh v. Germantown Station HOA
#2025-017, Yun Qian v. Germantown Station HOA
#2025-018, Iskander Harder v. Germantown Station HOA

#2024-078, Gail Ravnitzky Silberglied v. Fallstone Homeowners Association – Cmr. Dixon moved to accept jurisdiction of the case and Cmr. Hayes seconded the motion. The motion was carried by the Commission, by unanimous consent.

#2024-097, Kingsview Ridge Community Association v. Jiro P. Akiyama, et al. – Cmr. Dixon moved to accept jurisdiction of the case and Cmr. Mezey seconded the motion. The motion was carried by the Commission, by unanimous consent, with Cmr. Nerlinger abstaining.

#2025-008, Todd McPhee v. West Spring Condominium – Cmr. Zmuda moved to accept jurisdiction of the case and Cmr. Nerlinger seconded the motion. The motion was carried by the Commission, by unanimous consent. Panel chair is Tim Edib.

#2025-014, Sylvia Saunders v. Greencastle Manor 2 Condominium Association, Inc. – Cmr. Dixon moved to deny jurisdiction of the case and Cmr. Moore seconded the motion. The motion was carried by the Commission, with Cmr. Anderson, Mezey, Nerlinger and Seebold opposed.

Commissioner Hall joined the meeting during discussion of the following motion.

Motion for Reconsideration

#2024-072, Bernice Shaller v. Grosvenor Park 1 Condominium - Cmr. Holmes moved to deny the request for reconsideration and Cmr. Nerlinger seconded the motion. The motion was carried by the Commission, with Cmr. Mezey opposed and Cmr. Freeman and Hall abstaining.

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

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

10. Committee Reports

a.) Communications – Cmr. Freeman reported the committee met and discussed its charter.

b.) Education – Cmr. Nerlinger reported on the 2025 schedule for live trainings.

c.) Legislative/Policies and Procedures – Cmr. Holmes reported the committee met and discussed its charter.

d.) Nomination Committee – Mr. Holmes reported the committee will need to address upcoming vacancies.

Mr. Espin reminded: All committee meetings' dates, times and links can be seen on the Trumba calendar; charters signed by the committee chair should be sent to staff.

11. Unfinished Business –

a.) Commissioner terms and vacancies - Mr. Espin discussed and answered questions about terms, expirations, appointments and re-appointments of commissioners.

12. New Business –

a.) CY 2025 proposed Commission CGF training schedule - Chairwoman Anderson asked for commissioner volunteers to assist.

13. Adjournment – With no objections, the meeting was adjourned at 9:06 p.m.

THE NEXT MONTHLY MEETING WILL BE ON Jan. 8, 2025.