

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting

Via Audio-Video Conference

February 5, 2025

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

Commissioners absent: None

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 14 Commissioners present, Chairwoman Anderson called the meeting to order at 7:03 p.m.

2. Approval of Agenda: Cmr. Mezey moved to approve the Feb. 5, 2025, agenda and Cmr. Fernandez seconded. With no objections, the Feb. 5, 2025, agenda was approved as amended (move officer elections to the public forum and the Chair's report) by general consent, with none opposing or abstaining.

3. Approval of Minutes: Cmr. Walker moved to approve the Jan. 8, 2025, minutes, and Cmr. Mezey seconded. With no objections, the Jan. 8, 2025, minutes were approved by general consent, with Cmr. Moore abstaining.

4. Community Forum: There were no questions from the audience during the open forum.

5. CCOC officers election:

Cmr. Nerlinger and Freeman were nominated for Chair. After votes were submitted to Mr. Atta, Mr. Atta announced Cmr. Nerlinger was elected as Chair.

Cmr. Holmes, Freeman and Zmuda were nominated for Vice Chair. Cmr. Zmuda declined the nomination. After votes were submitted to Mr. Atta, Mr. Atta announced Cmr. Holmes was elected Vice Chair.

Cmr. Freeman and Seebold were nominated for Secretary. After votes were submitted to Mr. Atta, Mr. Atta announced Cmr. Freeman was elected Secretary.

5. Chairwoman's Report: Chairwoman Nerlinger did not have a report.

6. Submission of disputes for Commission consideration: Mr. Atta presented the following contested cases to the Commission:

#2025-016, Richard Ley v. Dumont Oaks Community Association – Cmr. Holmes moved to **accept jurisdiction of the case** and Cmr. Walker seconded the motion. The **motion was carried** by the Commission, by unanimous consent, with none opposing or abstaining. Cmr. Freeman and Moore were appointed to the hearing panel for a hearing on a date to be determined.

#2025-020, Freddie Pedreira v Farmingdale Condominium – Cmr. Zmuda moved to **deny jurisdiction of the case** and Cmr. Mezey seconded the motion. The **motion was carried** by the Commission, by unanimous consent, with Cmr. Nerlinger recusing, and none opposing or abstaining.

#2025-022, Dan Lieberman v Whitehall Condominium Association – Cmr. Holmes moved to **deny jurisdiction of the case** and Cmr. Dixon seconded the motion. The **motion was carried** by the Commission, by unanimous consent, with none opposing or abstaining.

#2025-023, Dan Lieberman v Whitehall Condominium Association – 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, with none opposed or abstaining. Cmr. Fernandez and Walker were appointed to the hearing panel for a hearing on a date to be determined.

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

9. DHCA Staff Report – Mr. Espin shared and reviewed the quarterly report (Oct-Dec. 2024)

10. Committee Reports

- a.) Communications – Cmr. Freeman reported the committee had discussed the website.
- b.) Education – Cmr. Nerlinger reported the committee was considering options for the Community Governance Fundamentals training.
- c.) Legislative/Policies and Procedures – Cmr. Holmes discussed the date for the committee's upcoming meeting.
- d.) Nominating Committee – Cmr. Holmes reported that meetings would be held after vacancies were determined and notifications issued.

11. Unfinished Business – There was no unfinished business.

12. New Business – There was no new business.

13. Adjournment – With no objections, the meeting was adjourned at 9:22 p.m.

THE NEXT MONTHLY MEETING WILL BE ON March 5, 2024.