

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting

Via Audio-Video Conference

Wednesday, March 5, 2025

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

Commissioners absent: Holmes, Zmuda

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

Guests: None

1. Proof of Quorum and Welcome: There being 11 Commissioners present, Chairperson Nerlinger called the meeting to order at 7:17 p.m.
2. Approval of Agenda: With no objections, the March 5, 2025, agenda was approved by general consent.
3. Approval of Minutes: With no objections, the February 5, 2025, minutes were approved by general consent.
4. Community Forum: There were no questions from the audience during the open forum.
5. Chairwoman's Report: Chairperson Nerlinger did not have a report.
6. Submission of disputes for Commission consideration: Jurisdiction – Mr. Buttry presented the following cases to the Commission:

#2025-007, Dorainia Bell v. Sudbury House Condominium – Cmr. Mezey moved to deny jurisdiction of the case and Cmr. Dixon seconded the motion. The motion was carried by the Commission, by general consent, with Cmr. Nerlinger abstaining.

#2025-027, Nicholas D'Ascoli v. Waters Landing Association, Inc. – Cmr. Dixon moved to deny jurisdiction of the case and Cmr. Moore seconded the motion. The motion was carried by the Commission, by general consent, with Cmr. Nerlinger abstaining.

#2025-028, Katherine Mera v. Colonnade at the Kentlands Condominium – [Cmr. Walker joined the meeting] Cmr. Freeman moved to deny jurisdiction of the case and Cmr. Mezey seconded the motion. The motion was carried by the Commission, by general consent, with Cmr. Nerlinger abstaining.

Decisions & Orders on Appeal in Circuit Court for Montgomery County, Md.

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

#2023-051, Vladimir Demidov v. Symphony Park HOA

8. County Attorney's Report – Mr. Wilson reported he is reviewing three decisions and orders.

9. DHCA Staff Report – Mr. Espin reported:

a.) meeting with two new panel chairs, the CCOC chair and CCOC vice chair to review the dispute resolution process.

10. Committee Reports

a.) Communications – Cmr. Freeman will be in touch with the committee about a new meeting day/time

b.) Education – Cmr. Nerlinger reported discussion on updating the webinar for Community Governance Fundamentals and other items from her written report.

c.) Legislative/Policies and Procedures – No report

d.) Nominating Committee – No report

11. Unfinished Business – None

12. New Business – None

13. Adjournment – With no objections, the meeting was adjourned at 7:54 p.m.

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