

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County, Maryland

Minutes of the Monthly Meeting

Via Audio-Video Conference

Wednesday, July 2, 2025

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

Commissioners absent: Hayes

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 10 Commissioners present, Chairwoman Nerlinger called the meeting to order at 7:04 p.m.

(Cmr. Seebold joined the meeting.)

2. Approval of Agenda: Cmr. Anderson moved to approve the July 2, 2025, agenda and Cmr. Holmes seconded. With no objections, the July 2, 2024, agenda was approved by general consent.

3. Approval of Minutes: Cmr. Zmuda moved to approve the June 4, 2025, minutes, and Cmr. Holmes seconded. (Cmr. Walker joined the meeting.) Cmr. Seebold moved to amend the minutes and Cmr. Moore seconded; the motion was not carried, with Moore and Seebold in favor; Freeman, Hall, Kraskin, Mezey, Nerlinger, Walker and Zmuda opposed; and Anderson, Fernandez and Holmes abstaining. The June 4, 2025, minutes were approved with Seebold and Moore opposed and Holmes abstaining.

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

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

6. Submission of disputes for Commission consideration: Jurisdiction – Ms. Fabayo presented the following cases to the Commission:

2024-082, Brian Campbell v. Hampshire Hamlet Homeowners Association – Cmr. Walker moved to deny jurisdiction of the case and Cmr. Zmuda seconded the motion. The motion was carried by the Commission, with Nerlinger and Moore opposed and none abstaining.

2025-045, Bram Van Loon, et al. v. New Mark Commons Homes Association – Cmr. Walker moved to accept jurisdiction of the case and Cmr. Mezey seconded the motion. The motion was carried by the Commission, by general consent, with none opposed and Anderson abstaining. Cmr. Mezey and Walker were appointed to the hearing panel.

(Mr. Zmuda left the meeting.)

2025-048, Maybelle Howze v. Fairways South at Leisure World, A Condominium – Cmr. Walker moved to deny jurisdiction of the case and Cmr. Fernandez seconded the motion. The motion was carried by the Commission by general consent with Cmr. Mezey and Moore opposed and Cmr. Anderson and Freeman abstaining.

2025-050, William Wilkinson v. Grosvenor Park IV Condominium – Cmr. Walker moved to accept jurisdiction of the case and consolidate it with case 2025-034 and Cmr. Moore seconded the motion. The motion was carried by the Commission, by general consent, with Cmr. Seebold opposed and Nerlinger abstaining. Cmr. Anderson and Fernandez were appointed to the hearing panel for a hearing on August 7th.

2025-058, Angelica Bautista v. North Creek Place Condominium – Cmr. Walker moved to deny jurisdiction of the case and Cmr. Moore seconded the motion. The motion was carried by the Commission, by unanimous consent, with none opposed or abstaining.

2025-059, Steven Yegher v. CUO of Mutual 14 Condominium of Rossmoor – Cmr. Hall moved to deny jurisdiction of the case and Cmr. Walker seconded the motion. The motion was carried by the Commission, by general consent, with Anderson and Freeman abstaining.

Ms. Fabayo listed the following decisions and orders on appeal:  
2025-008, Todd McPhee v. West Spring Condominium Association

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 said the committee is working on commissioner onboarding document for August Commission meeting packet.

b.) Education – Cmr. Nerlinger encouraged commissioners to attend Community Governance Fundamentals training on July 23 at Leisure World of Maryland and on Sept. 13 at Longwood Community Center in Brookville.

c.) Legislative/Policies and Procedures – Cmr. Holmes had no report. Next meeting is July 21 at 4:30 p.m.

d.) Nominating Committee – Cmr. Moore said the committee met twice to interview 11 applicants; Mr. Espin will forward them to the County Executive's office.

11. Unfinished Business – None.

12. New Business – None.

13. Adjournment – With no objections, the meeting was adjourned at 8:42 p.m.

THE NEXT MONTHLY MEETING WILL BE ON August 6, 2024.