

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County, Maryland

Minutes of the Monthly Meeting

Via Audio-Video Conference

Wednesday, August 6, 2025

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

Commissioners absent: Hayes, Moore

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 nine Commissioners present, Vice Chairman Holmes called the meeting to order at 7:00 p.m.
(Cmr. Nerlinger joined the meeting.)

2. Approval of Minutes: Cmr. Holmes moved to approve the July 2, 2025, minutes, and Cmr. Mezey seconded. With no objections, the July 2, 2025, minutes were approved by general consent.

3. Approval of Agenda: Cmr. Mezey moved to approve the Aug. 6, 2025, agenda and Cmr. Holmes seconded. With no objections, the Aug. 6, 2025, agenda was approved by general consent.

(Cmr. Walker joined the meeting)

4. Community Forum: There was one comment from the audience during the open forum regarding the November 2024 CCOC meeting minutes.

5. Chairwoman's Report: Chairwoman Nerlinger discussed the Montgomery County Ethics Commission's ruling about eligibility for panel chairs. Communication is ongoing.

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

#2025-035, Deborah Wenzel v. Condominium III at The Colonnade of Kentlands – Cmr. Walker moved to **accept jurisdiction of the case** and Cmr. Kraskin seconded the motion. The **motion was carried** by the Commission, by consent, with Mezey opposed. Cmr. Freeman and Kraskin were appointed to the hearing panel for a hearing in October.

#2025-040, Karen Smith v. North Creek Place Condominium – Cmr. Walker moved to **accept jurisdiction of the case** and Cmr. Fernandez seconded the motion. The **motion was carried** by the Commission, by unanimous consent. Cmr. Fernandez and Hall were appointed to the hearing panel for a hearing in October.

#2025-055, Stephen Strumpf v. The Forum Condominium – Cmr. Walker moved to **deny jurisdiction of the case** and Cmr. Fernandez seconded the motion. The **motion was carried** by the Commission, with Cmr. Mezey abstaining.

#2025-073, Jeremy Bridgett v. The Vineyards Condominium, Inc. – Cmr. Zmuda moved to **accept jurisdiction of the case** and Cmr. Mezey seconded the motion. The **motion was carried** by the Commission, by unanimous consent. Cmr. Mezey and Holmes were appointed to the hearing panel for a hearing in September or October.

7. Decisions and Orders Issued – Mr. Atta announced the following decisions and orders issued: #2025-016, Richard Ley v. Dumont Oaks Community Association

8. County Attorney's Report – Mr. Wilson reported one case would have an order soon, and he had one pending decision and order to review.

9. DHCA Staff Report – Mr. Espin:

- a.) reported a possible presentation at CCOC's September meeting by the Montgomery County Office of Consumer Protection on matters that may impact COCs. There were no objections from the Commission
- b.) shared information in the CCOC quarterly report and answered a question about enforcement.

10. Committee Reports

- a.) Communications – Cmr. Freeman reported no new information
- b.) Education – Cmr. Nerlinger reported Cmr. Kraskin and Mezey will work to replace the online version of Community Governance Fundamentals; successful training at Leisure World; Saturday Sept. 13, 9am-2pm in-person training at Greater Olney Civic Association; Aug. 23, 9am-2pm in-person training at Allium Place.
- c.) Legislative/Policies and Procedures – Cmr. Holmes reported discussion about state legislative issues; next meeting on Aug. 18 will discuss county legislative issues
- d.) Nominating Committee – Cmr. Walker said the committee has submitted its recommendations.

13. Adjournment – With no objections, the meeting was adjourned at 8:20 p.m.

THE NEXT MONTHLY MEETING WILL BE ON September 3, 2025.