

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, January 8, 2025

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

Commissioners absent: Hall, Holmes, 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 ten Commissioners present, Chairwoman Anderson called the meeting to order at 7:04 p.m.

2. Approval of Agenda: Cmr. Mezey moved to approve the Jan. 8, 2024, agenda and Cmr. Zmuda seconded. With no objections, the Jan. 8, 2024, agenda was approved by general consent.

3. Approval of Minutes: Cmr. Mezey moved to approve the Dec. 4, 2024, minutes, and Cmr. Freeman seconded. With no objections, the Dec. 4, 2024, minutes were approved by general consent.

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: Jurisdiction – Ms. Fabayo presented the following cases to the Commission:

Contested:

2024-061, Robert Athanasopoulos v. Grosvenor Park IV Condominium – Cmr. Zmuda moved to **deny jurisdiction of the case** and Cmr. Nerlinger seconded the motion. The **motion was carried** by the Commission, by unanimous consent.

2024-079, Marcia Nass v. Kentlands Citizen Assembly – Chair Anderson recused herself and Vice Chair Nerlinger presided. Cmr. Hayes moved to **deny jurisdiction of the case** and Cmr. Dixon seconded the motion. The **motion was carried** by the Commission, by unanimous consent.

After the vote, Chairwoman Anderson resumed presiding.

Motion for Reconsideration:

2025-014, Sylvia Saunders v. Greencastle Manor 2 Condominium – Cmr. Walker moved to **deny reconsideration of the case** and Cmr. Dixon seconded the motion. The **motion was carried** by the Commission, by unanimous consent.

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 to identify and prioritize tasks.

b.) Education – Cmr. Nerlinger described live and non-live online training for Community Governance Fundamentals.

c.) Legislative/Policies and Procedures – Report provided in packet.

d.) Nominating Committee – Report provided in packet.

11. Unfinished Business – None.

12. New Business – None.

13. Adjournment – With no objections, the meeting was adjourned at 7:52 p.m.

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