

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting

Via Audio-Video Conference

Wednesday, April 2, 2025

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

Commissioners absent: Hall

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 a quorum of Commissioners present, Chairwoman Nerlinger called the meeting to order at 7:03 p.m.

2. Approval of Agenda: Cmr. Hayes moved to approve the April 5, 2025, agenda and Cmr. Mezey seconded. With no objections, the April 2, 2025, agenda was approved by acclamation, with none opposed.

3. Approval of Minutes: Cmr. Walker moved to approve the March 5, 2025, minutes, and Cmr. Anderson seconded. With no objections, the March 5, 2025, minutes were approved by general consent, with Cmr. Zmuda abstaining.

4. Community Forum: There was one questions from the audience during the open forum regarding reserve studies and reserve funds.

5. Chairwoman's Report: Chairwoman Nerlinger reported that two panel chairs have been documenting the dispute resolution process; a draft may be available to the Commission within a couple of months.

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

Default:

(Cmr. Holmes joined the meeting.)

2025-037, Carolyn Rosenberg v. Buckingham Station Condominium III – Cmr. Zmuda moved to **accept jurisdiction of the case** and Cmr. Mezey seconded the motion. The **motion was carried** by the Commission, with all in favor and Cmr. Dixon abstaining.

Cmr. Fernandez and Anderson were appointed to the hearing panel for a hearing in June.

Contested:

2024-087, Neeraj Jaiman v. Park Ridge Homeowners Association – Cmr. Dixon moved to **accept jurisdiction of the case** and Cmr. Holmes seconded the motion. The **motion was carried** by the Commission, with all in favor and Cmr. Nerlinger abstaining.

Cmrs. Mezey and Anderson were appointed to the hearing panel for a hearing on June 2 or 9.

2025-034, Robert Athanasopoulos v. Grosvenor Park IV Condominium – Cmr. Dixon moved to **accept jurisdiction of the case** and Cmr. Fernandez seconded the motion. The **motion was carried** by the Commission, with all in favor and Cmr. Nerlinger abstaining.

Cmrs. Fernandez and Anderson were appointed to the hearing panel for a hearing on a date to be determined.

Motions for Reconsideration:

2024-061, Robert Athanasopoulos v. Grosvenor Park IV Condominium – Cmr. Holmes moved to **deny reconsideration for jurisdiction of the case** and Cmr. Anderson seconded the motion. The **motion was carried** by the Commission unanimously.

2025-022, Dan Lieberman v. Whitehall Condominium Association – Cmr. Zmuda moved to **deny reconsideration for jurisdiction of the case** and Cmr. Holmes seconded the motion. The **motion was carried** by the Commission, with all in favor and Anderson abstaining.

Decisions and Orders Issued:

2024-063, Longmead Crossing CSA v. Harrel Conner

2024-066, Longmead Crossing CSA v. Mark Binfield, et al.

Decisions and Orders on Appeal:

2022-058, Timberlawn South/Tuckerman Walk v. Benjamin Hartz, et ux. - Hearing was held March 31; a decision is expected soon.

2022-061, Steven Yegher v. North Village Homes Association - Hearing is scheduled for May 29.

2023-051, Vladimir Demidov v. Symphony Park HOA - Hearing is scheduled for July 10.

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

9. DHCA Staff Report – Mr. Espin reported:

a.) The May CCOC meeting packet will include a 3rd quarter report.

b.) Leisure World of Maryland expressed interest in becoming an authorized trainer; but only commission level gives training.

c.) A correspondence has been issued to the group of panel chairs regarding the county's ethics laws.

d.) Public notification of seats opening on the Commission will be published within the next 30 days. Commissioners whose seats will not be open (Cmrs. Moore, Walker, Zmuda, Seebold and Kraskin) may serve on a nominating committee. Other commissioners will receive information about applying for their seats if they choose to do so.

e.) He fielded questions about board training materials and whether they are proprietary or copyrighted.

10. Committee Reports

a.) Communications – Cmr. Freeman stated the next meeting is April 14.

b.) Education – Chairwoman Nerlinger: The next meeting is April 17.

c.) Legislative/Policies and Procedures – Vice Chairman Holmes: The next meeting is April 21.

d.) Nominating Committee – Vice Chairman Holmes: He will not chair the committee because his Commission seat will be open.

11. Unfinished Business – None.

12. New Business – Commissioners, Mr. Espin and Mr. Wilson discussed County expedited bill 7-25 and its effect on COC registration fees.

13. Adjournment – With no objections, the meeting was adjourned at 9:17 p.m.

THE NEXT MONTHLY MEETING WILL BE ON May 7, 2024.