

COMMISSION ON COMMON OWNERSHIP COMMUNITIES
Montgomery County, Maryland
Minutes of the Monthly Meeting – Draft
Via Audio-Video Conference **Wednesday, February 4, 2026**

Commissioners present: Terry Anderson; Denine Fernandez; Mashawn Hall; Surinder Juneja; Stephen Kraskin; Susan Mezey; Linda Moore; Holly Morton; Susan Nerlinger; Matt Potts; Christine Seebold; Richard Zmuda.

Commissioners absent: Marvin Holmes; Cheryl Walker.

Staff present: Peter Atta, Investigator; Billy Buttrey, Investigator; Ife Fabayo, Investigator; Walter Wilson, Esquire, Assistant County Attorney.

1. Proof of Quorum & Welcome: A Quorum was present. Chair Zmuda called the meeting to order at 7:01 p.m.

2. Approval of Agenda: **MOTION** to approve the Agenda was made by Commr. Anderson and seconded by Commr. Morton. The Motion unanimously carried. **The Agenda was approved unanimously.**

3. Approval of Minutes:

MOTION to approve the **January 2026 Minutes as amended** was made by Commr. Anderson and seconded by Commr. Mezey. The Motion unanimously carried. **The January 2026 Minutes were approved unanimously.**

4. Community Forum:

4. A. Dorothy Legette requested that the registration requirement be eliminated from the monthly CCOC meeting Zoom format.

5. Chairperson's Report: Chair Zmuda thanked everyone for status updates on CCOC issues. He emphasized that everyone should arrive at all meetings well-prepared and ready to participate and volunteer.

6. Submission of Disputes for Commission Consideration narrated by Investigator Atta:

6. A. Default Cases:

6. A. 1. Case 2026-033, Greencastle Lakes Community Association v. Kassahun W. Kebede

MOTION to accept jurisdiction of the case was made by Commr. Anderson and seconded by Commr. Mezey. The Motion carried unanimously---**Jurisdiction accepted.** Commrs. Anderson and Mezey volunteered to serve on the Hearing Panel.

6. B. Contested Cases:

6. B. 1. Case 2026-001, John Salzman v. Fallswood Condominium

MOTION to accept jurisdiction of the case was made by Commr. Potts and seconded by Commr. Juneja. Commr. Nerlinger recused. The Motion carried with no objection. **Jurisdiction accepted.** Commrs. Hall and Juneja volunteered to serve on the Hearing Panel.

6. B. 2. Case 2026-019, Gerald M. Lerner v. Regency Homeowner Association

MOTION to deny jurisdiction of the case was made by Commr. Mezey and seconded by Commr. Fernandez. Commrs. Nerlinger and Seebold objected to the Motion. The Motion carried by Majority. **Jurisdiction denied.**

6. C. Decisions & Orders Issued: Reports of Decisions & Orders by the Hearing Panels for the following disputes were distributed in the February 4 Meeting Packet.

6. C. 1. Case 2024-065, Longmead Crossing CSA v. Valerie Mulloon, et. al.

6. C. 2. Case 2025-035, Deborah Wenzel v. Colonnade III at the Colonnade of Kentlands

6. D. Decisions & Orders on Appeal:

6. D. 1. Case 2025-008, Todd McPhee v. West Spring Condominium

7. Assistant County Attorney's Report: Assistant County Attorney Wilson reported that he is reviewing 2 Decisions & Orders.

8. DHCA Staff Report: None—Manager Espin not in attendance.

9. CCOC Quarterly Report: Refer to packet.

10. Committee Reports:

10. A. Communications Committee Report: None. Commr. Nerlinger reiterated her interest.

10. B. Education Committee Report: Commr. Nerlinger restated that she has resigned as Chair. She will arrange a meeting so the Committee can reorganize and reform. Commrs. Mezey and Kraskin are working to update online training.

10. C. Legislative Committee Report: Committee did not meet January 26 due to snow. Chair Zmuda tasked the Committee to provide periodic new law updates to the CCOC.

10. D. Nominations Committee Report: Commr. Moore sent a Doodle for meeting dates.

11. Unfinished Business: Discussion on training deck update and consistency of content among in-person, online, and Zoom platforms. Commr. Seebold reported that the Office is coordinating with the BCC to secure the promised Commissioner term list.

12. New Business: Commr. Juneja reported issues accessing new Commissioner training. Staff will assist in monitoring Commissioner in-meeting responses so that raised hands are more easily recognized.

13. Adjournment: There being no further business, this **Meeting Adjourned.**

Respectfully submitted,

Christine Seebold 2-12-2026

Christine Seebold
Secretary

THE NEXT MONTHLY MEETING WILL BE: March 4, 2026.