

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County, Maryland

Minutes of the Monthly Meeting – Approved February 4, 2026, CS

Via Audio-Video Conference **Wednesday, January 7, 2026**

Commissioners present: Terry Anderson-7:10; Denine Fernandez; Mashawn Hall; Marvin Holmes; Surinder Juneja-7:10; Stephen Kraskin; Susan Mezey; Linda Moore; Holly Morton; Susan Nerlinger; Matt Potts; Christine Seebold; Cheryl Walker-7:10; Richard Zmuda.

Commissioners absent: None.

Staff present: Matthew Johnson, Assistant County Attorney; Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Billy Buttrey, Investigator.

1. Proof of Quorum & Welcome: A Quorum was present. Chair Nerlinger called the meeting to order at 7:06 p.m.

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

3. Approval of Minutes:

MOTION to approve the **November 2025 Minutes** was made by Commr. Fernandez and seconded by Commr. Holmes. The Motion unanimously carried. **The November 2025 Minutes were approved unanimously.**

MOTION to approve the **December 2025 Minutes** was made by Commr. Zmuda and seconded by Commr. Anderson. Commr. Holmes abstained. Commr. Walker opposed. The Motion carried by majority. **The December 2025 Minutes were approved by majority.**

4. Community Forum: Several Community members addressed the Commission.

4. A. Ruby Tang was told by Chair Nerlinger that the CCOC and the OCOC have assisted her to their full extent and that they have no further assistance to offer.

4. B. Stu Simon asked the CCOC to widen COC bike storage opportunities and not prohibit bike storage. Chair Nerlinger requested that he develop a proposal for the CCOC to consider.

4. C. Jay Smith offered to serve the CCOC in whatever capacity appropriate for a “concerned citizen.”

5. Chairperson’s Report: Chair Nerlinger welcomed the Public to the CCOC meetings. She urged Commissioners to participate in satisfaction of the CCOC’s 3-prong Mission: Dispute Resolution; Education; Legislation. She encouraged Commissioners to participate in upcoming *Community Governance Fundamentals* trainings, scheduled recurrently on the 2nd Saturday and 4th Sunday each month with an attendance minimum of 6 trainees. The training January 10, 2026 will be in-person at the Habitat for Humanity offices in Silver Spring. She also encouraged participation in the Legislative Committee which holds regular meetings, announced on the Zumba Calendar.

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

6. A. Default Cases:

6. A. 1. Case 2026-024, Pauline McDonald v. The Park Sutton Condominium

MOTION to accept jurisdiction of the case was made by Commr. Walker and seconded by Commr. Juneja. The Motion carried unanimously---**Jurisdiction accepted.**

6. B. Contested Cases:

6. B. 1. Case 2025-079, Park Ridge Homeowners Association v. Ashish Jaiman

Matthew Johnson, Assistant County Attorney, corrected the 10B citation from 10B-8.(4)(A)(iii) to 10B-8.(4)(A)(i).

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

6. B. 2. Case 2026-010, Phillip Sellah v. Courtyards at Rio Condominium Association

MOTION to deny jurisdiction of the case was made by Commr. Zmuda and seconded by Commr. Walker. Commr. Anderson recused. The Motion carried with no objection. **Jurisdiction denied.**

6. B. 3. Case 2026-020, Sylvia Bailey-Charles v. Burnt Mills Condominium

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

6. B. 4. Case 2026-025, Dawn Felsen v. Mutual 14 Condominium

MOTION to deny jurisdiction of the case was made by Commr. Zmuda and seconded by Commr. Mezey. Commr. Nerlinger recused. The Motion carried with no objection. **Jurisdiction denied.**

6. B. 5. Case 2026-027, Denise Chambers v. Crest of Wickford Condominium

Matthew Johnson, Assistant County Attorney, corrected the 10B citation from 10B-5.(E) to 10B-11.(e).

MOTION to deny jurisdiction of the case was made by Commr. Anderson and seconded by Commr. Juneja. The Motion carried with no objection. **Jurisdiction denied.**

6. B. 6. Case 2026-030, Simon de Meo, et al. v. Beall Mountain Homeowners Association

Matthew Johnson, Assistant County Attorney, corrected the 10B citation from 10B-5.(E) to 10B-11.(e).

MOTION to deny jurisdiction of the case was made by Commr. Anderson and seconded by Commr. Fernandez. The Motion carried with no objection. **Jurisdiction denied.**

6. C. Decisions & Orders Issued: Reports of Decisions & Orders by the Hearing Panels for the following disputes were distributed in the January 7 Meeting Packet.

6. C. 1. Case 2024-010, Discoverly 1 Homeowners Association v. Cynthia Gaeta

6. C. 2. Case 2024-012, Clarksburg Village Community Association, Inc. v. Samira Lilah, et al.

6. C. 3. Case 2025-041, Carl Brown v. Americana Finmark Condominium, Inc.

6. C. 4. Case 2025-061, Wyndcrest Homeowners Association, Inc. v. Susan Smith

6. C. 5. Case 2025-077, Michael Myers, et ux. v. Montrose Woods Condominium, Inc.

6. D. Decisions & Orders on Appeal:

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

7. County Attorney's Report: None.

8. DHCA Staff Report: Manager, Ramon Espin, stated that the office is receiving many inquiries regarding the new election law and is researching opportunities to bring more guidance to the Commission and its constituents. Manager Espin also announced that a *New Commissioners Training* will take place at DHCA Headquarters.

9. Committee Reports:

9. A. Communications Committee Report: This Committee needs volunteers. Comms. Kraskin, Nerlinger, Potts, and Seebold expressed interest.

9. B. Education Committee Report: Chair Nerlinger reported that the *Community Governance Fundamentals* training scheduled for December 28 was cancelled. The training scheduled for January 10 will be at the Habitat for Humanity office and all Commissioners are invited. An updated training schedule will be in the February Packet.

9. C. Legislative Committee Report: Chair Holmes reminded Commissioners of the Committee goal to be a voice for legislation that Commissioners want suggested or revised. He stated that one very powerful way to represent the CCOC is to testify at County Council meetings and at State opportunities. Some of the current topics on which the Committee is working include licensing for property managers, election law implementation, and mandatory condo insurance. Next Committee meeting is: January 26 at 4:30 p.m.

9. D. Nominations Committee Report: Members are: Comms. Holmes, Mezey, Moore, Morton, and Seebold.

10. Unfinished Business: Manager, Ramon Espin, committed to emailing to the Commissioners an updated Commissioner contact list and a current Commissioner term list not later than January 8.

11. New Business: None.

12. Elections: The poll secret ballot did not work. Elections were voted by email to Investigator, Fabayo.

Nominations for CCOC Chair: Comms. Nerlinger & Zmuda. **Commr. Zmuda was elected to serve as CCOC Chair.**

Nominations for CCOC Vice Chair: Commr. Holmes. **Commr. Holmes was reelected by acclamation to serve as CCOC Vice Chair.**

Nominations for CCOC Secretary: Commr. Seebold. **Commr. Seebold was elected by acclamation to serve as CCOC Secretary.**

13. Adjournment: There being no further business, this **Meeting Adjourned at 9:19 p.m.**

Respectfully submitted,

Christine Seebold 2-6-2026

Christine Seebold

Secretary

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