

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting

June 7, 2017

(Approved)

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7pm by Chairperson Rand H. Fishbein.

Present: Commissioners Branda, Burrows, Fine, Fishbein, Fonoroff, Gardner, Koonin, Majerle, Radcliff, Winegar, Viney, Valley (12).

Absent: Commissioners Ethier, Gelfound, Oxendine.

Also attending: Associate County Attorney Walter Wilson; CCOC Staff Mark Anders and Peter Drymalski; Gael Le Guellec, DHCA IT Specialist; Mr. Larry Dorney, Mr. Francisco Mendoza.

1. MINUTES. The minutes of the May, 2017, meeting were approved as drafted (Winegar abstained).

2. CCOC CASE MANAGEMENT PROGRAM

Mr. Le Guellec presented the new Case Management program for the CCOC. The Commissioners appreciated its features and thanked him for all the work done to produce it by his office.

3. COMMUNITY FORUM:

The Whitley Park condominium in Bethesda requested a speaker from the CCOC to review the information of the mandatory training class with its general membership on July 26. After discussion, and because the CCOC has not yet adopted a policy statement on CCOC members speaking to associations, it was decided that the staff should do so instead, and Mr. Drymalski volunteered to do so.

4. NEW CASES PRESENTED FOR REVIEW:

The CCOC voted unanimously to accept jurisdiction of #18-16, Longmead Crossing v. Perez, #73-16, Creitz v. Meadow Ridge Villas, #07-17, Longmead Crossing v. Woodard and Green, and Longmead Crossing v. Ebenizer and Robinson, and to refer them to hearing panels for further proceedings. The Commission voted unanimously to dismiss without prejudice #08-17, Longmead Crossing v. Abafita, for lack of jurisdiction.

5. REQUESTS TO THE COMMISSION:

None.

6. DECISIONS AND ORDERS ISSUED; OTHER LITIGATION:

The staff summarized the ruling in #57-15, *Torres v. Top of the Park Condominium*. This was a complex and lengthy dispute over the liability for numerous defects in a 70-year old building complex.

7. COUNTY ATTORNEY'S REPORT:

None.

8. STAFF REPORTS:

Mr. Drymalski reported that the 2015 edition of the CCOC's *Manual & Resource Guide* is being updated with a new chapter on How to Complain (Effectively), written by Commissioner Fonoroff. The Commission expressed its appreciation to Mr. Fonoroff for his excellent work on an important topic.

Staff also presented Mandisa Berry's application to serve as a volunteer panel chair and the Commission voted unanimously to accept it.

9. COMMITTEE REPORTS:

Mr. Fine reported that the links to the CCOC videos, contained in the online mandatory training class, were not working. They did work if accessed directly, instead of through the class. He offered to work with DHCA's IT office to correct this.

Mr. Fine also reported that the Education Committee had submitted several proposals to DHCA for the funding of educational events and projects, but the department had concerns about the feasibility of them and the committee was working with the department to resolve them.

Dr. Fishbein reported that the Ethics Commission advised that the CCOC could use third-party attorneys, even those who practiced before the CCOC, to speak at and teach the CCOC's educational events.

10. OLD BUSINESS:

None.

11. NEW BUSINESS:

The Commission extended its sincere thanks to Mr. Drymalski for his many years of service to the Commission.

13. NEXT MEETING: The next meeting will be Wednesday, July 5, and the following meeting will be Wednesday, August 2.