

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, July 12, 2023

Commissioners present: [11] Anderson, Freeman, Hall, Holmes, Mezey, Nerlinger, Seebold (arrived 7:09pm), Smith, Steinbach, Walker and Zmuda.

Commissioners absent: Hayes (unexcused), Moore (excused)

Staff present: Walter Wilson, Esq., County Attorney; Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Nathan Bovel, DHCA Chief of Community Development

Guests: James Walker, David Chang, Frank Luncheon, Barry Rosenthal, Christopher Hitchens, Corrine Busch, Daniel Hodges, Jacquie Roberts, Jim Cagley, Tesh Diriba, Virginia Moore, I Walker

1. Proof of Quorum and Welcome: The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:05 p.m. by Commission Chair Cheryl Walker.

2. Approval of Agenda: Commissioner Smith moved to approve the July 12, 2023, agenda, and Commissioner Nerlinger seconded. With no objections, the agenda was approved by general consent.

3. Approval of Minutes: Commissioner Freeman moved to approve the June 7, 2023, minutes, and Commissioner Smith seconded. With no objections, the minutes were approved by general consent.

4. Community Forum: There were two questions from the audience during the open forum regarding getting information about the CCOC process and legal advice.

5. Submission of disputes for Commission consideration: Jurisdiction – Mr. Atta presented the following cases to the Commission:

a. Contested Case #2023-035, Banjo v. Autumn Glen Condominium – Commissioner Smith moved to deny jurisdiction and Commissioner Holmes seconded the motion. **The motion was carried by the Commission**, by unanimous consent.

b. Case for Reconsideration #2023-037, David Chang v. Hunting Woods HOA – Commissioner Smith moved to deny reconsideration of the case and Commissioner Zmuda seconded the motion. **The motion was carried by the Commission**, with Holmes, Freeman, Seebold, Smith, Walker, Hall and Zmuda voting in favor of the motion, and Anderson, Nerlinger, Steinbach opposed.

6. County Attorney's Report – Mr. Wilson reported that there is one pending decision and order to review.

7. DHCA Staff Report – Mr. Espin reported:

a.) Board Training – A June training session for board members was canceled, but training resumed in

July.

- b.) Mediations – More mediators need to be trained to increase the number of mediators, currently two.
- c.) Hearings – More panel chairs are needed to increase their current number (four). The Commission discussed options and challenges.
- d.) Commission vacancies – County has published the vacancies. Interested applicants have applied.

8. Vice Chair and Committee Reports

- a.) Education – Commissioner Nerlinger reported that commissioners interested in being a presenter should contact her.
- b.) Communications – Commissioner Steinbach encouraged commissioners' feedback on the website.

9. Unfinished Business

- a. Recording of Minutes – Mr. Espin stated that, in accordance with the County's new policy, the Commission's future meetings or proceedings will no longer be recorded; the recording secretary will take notes and prepare meeting minutes.

10. Adjournment – Commissioner Smith moved to **adjourn the meeting**. With no objections, the meeting was adjourned at 8:48 p.m.

The next monthly meeting will be on Wednesday, Aug. 2, 2023.