

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting – Approved

Via Zoom Audio-Video Conference

Wednesday, March 6, 2024

Commissioners present: [12] Anderson, Dixon, Fernandez, Freeman, Hall, Hayes, Kraskin, Mezey, Moore, Nerlinger, Seebold, Walker

Commissioners absent: Zmuda (excused), Holmes

Staff present: Walter Wilson, Esquire, County Attorney; Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Iman Hasanvand, legal assistant

- 1. Proof of Quorum and Welcome:** There being 11 Commissioners present, Commissioner Anderson called the meeting to order at 7:02 p.m.
- 2. Approval of Agenda:** Commissioner Moore moved to approve the March 6, 2024, agenda and Commissioner Mezey seconded. With no objections, the March 6, 2024, agenda was approved by general consent.
- 3. Approval of Minutes:** Commissioner Nerlinger moved to approve the February 7, 2024, minutes, and Commissioner Freeman seconded. The February 7, 2024, minutes were approved by all with the exception of Seebold (opposed) and Mezey (abstaining).
- 4. Community Forum:** There were no questions from the audience during the open forum.
- 5. Chairwoman's Report:** Commissioner Anderson in the past month has met with all panel chairs and began working to assign pending cases to panels.
- 6. Submission of disputes for Commission consideration:** Jurisdiction – Mr. Atta presented the following cases to the Commission:

Dismissals

#2023-012, Alan Zuckerberg v. Promenade Towers Mutual Housing Corporation – A joint dismissal was filed on Feb. 7, 2024.

#2021-068, Nicole Ugel v. The Forum Condominium – Parties involved provided information that issues in the complaint were fully resolved.

Contested Case

#2024-028, Heather Kenney v. CUO of Cherington Condominium – Commissioner Mezey moved to **accept jurisdiction of the case** and Commissioner Moore seconded the motion. **The motion was carried by the Commission**, with all in favor and Anderson abstaining.

Commissioner Mezey moved that **Case #2024-028 be consolidated with existing Case #2019-036/038** and Commissioner Nerlinger seconded. **The motion was carried by the Commission**, with all in favor with the exception of Seebold (opposed) and Anderson (abstaining).

7. County Attorney's Report – Mr. Wilson had no report.

8. DHCA Staff Report – Mr. Espin’s report included:

- a.) Galia Steinbach resigned from the commission Feb. 9; Yvonne Knight resigned as a panel chair Feb. 20.
- b.) He is working on providing new (and returning) commissioners’ orientation and training
- c.) A new DCHA investigator begins in late March; Mr. Hasanvand is departing March 29
- c.) A presentation before the City of Gaithersburg was held Feb. 20; Germantown Park Homeowners association board training is scheduled for March 15; he introduced the initiative of possibly partnering with the cities of Gaithersburg, Rockville and Takoma Park in the future for educational summits.
- d.) He will seek clarification about “inimicable hazard” as cited in the State decision to not enforce the 2018 Maryland Fire Commission’s sprinkler mandate for existing high-rise buildings.
- e.) He asked the Commission to determine a minimum number of attendees for Community Governance Fundamentals webinars. The updated training presentation is near completion.

13. Adjournment – With no objections, the meeting was adjourned at 8:39 p.m.

THE NEXT MONTHLY MEETING WILL BE ON April 3, 2024.