

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference

Wednesday, May 1, 2024

Commissioners present: Anderson, Dixon, Fernandez, Freeman, Hall, Hayes, Holmes, Mezey, Nerlinger, Seebold, Walker and Zmuda.

Commissioners absent: Moore, Kraskin

Staff present: Walter Wilson, Esquire, County Attorney; Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Billy Buttrey, Investigator

Guests: None

- 1. Proof of Quorum and Welcome:** There being a quorum of Commissioners present, Chairwoman Anderson called the meeting to order at 7:02 p.m.
- 2. Approval of Agenda:** With no objections, the May 1, 2024, agenda was approved by general consent.
- 3. Approval of Minutes:** Commissioner Zmuda moved to approve the April 3, 2024, minutes, and Commissioner Mezey seconded. With no objections, the April 3, 2024, minutes were approved by general consent.
- 4. Community Forum:** There were no questions from the audience during the open forum.
- 5. Chairwoman's Report:** Chairwoman Anderson did not have a report.
- 6. Submission of disputes for Commission consideration:** Mr. Atta presented the following cases to the Commission:

Dismissal:

#2024-004, Clarksburg Village Community Association, Inc. v Kerry & Shonda Hampton – dismissed because respondents have sold their property and no longer live in the community.

Default:

#2024-012, Clarksburg Village Community Association, Inc. v Samira H. Lilah & Mrisho Mzese – Mr. Wilson corrected the quoted 10B-8(4)(A), which should read "...under any law or association document..." Commissioner Mezey moved to **accept jurisdiction of the case** and Commissioner Hall seconded the motion. The **motion was carried by the Commission**, by unanimous consent, with none opposed and no recusals.

Contested:

#2024-053, Kia Jacobson v Sligo Station Condominium Association – Commissioner Nerlinger moved to **accept jurisdiction of the case** and Commissioner Mezey seconded the motion. The **motion was carried by the Commission**, by unanimous consent, with none opposed and no recusals.

Decisions and Orders Issued:

#2021-096, Mary Triantis v Americana Centre Condominium, Inc – dismissed with prejudice

#2024-029, Edwin D. Jones III v Key West Condominium, Inc – dismissed with prejudice

8. County Attorney's Report – Mr. Wilson did not have a report.

9. DHCA Staff Report – Mr. Espin summarized the DHCA quarterly report and answered questions from the Commission

10. Committee Reports

a.) Education – Commissioner Nerlinger reported that revisions to the Community Governance Fundamentals training material continues.

b.) Legislative/Policies and Procedures – Commissioner Holmes reviewed legislative bills in the 2024 Maryland legislative session.

11. Unfinished Business – None

12. New Business – Commissioner Holmes **moved to cancel the May 26 training session. The motion was carried by the Commission**, by unanimous consent, with no objections.

13. Adjournment – With no objections, the meeting was adjourned at 8:16 p.m.

THE NEXT MONTHLY MEETING WILL BE ON June 5, 2024.