

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Montgomery County, Maryland

Minutes of the Monthly Meeting – Final Approved with Amendment January 7, 2026, *CS*

Via Audio-Video Conference **Wednesday, November 5, 2025**

Commissioners present: Terry Anderson; Denine Fernandez; Mashawn Hall; Marvin Holmes; Stephen Kraskin; Susan Mezey; Linda Moore; Holly Morton-7:05; Susan Nerlinger; Matt Potts-7:05; Christine Seibold; Cheryl Walker-7:06; Richard Zmuda.

Commissioners absent: Surinder Juneja.

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

1. Proof of Quorum and Welcome: A Quorum was present. Chair Nerlinger called the meeting to order at 7:04 p.m.

2. Approval of Agenda: The Agenda was approved unanimously.

3. Approval of Minutes: Commr. Zmuda moved to amend and approve the October 8, 2025 Minutes. Commr. Mezey seconded the Motion. Commrs. Holmes, Moore, and Walker recused themselves. **The October 8, 2025 Minutes were approved as amended.**

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

Ruby Tang repeated her concern regarding the recorded party name in Case 2022-077. She was directed to address her concerns to Manager Espin.

5. Chairperson's Report: Chair Nerlinger did not present a report.

6. Submission of Disputes for Commission Consideration submitted by Investigator Atta:

6. A. Default Cases:

6. A. 1. Case 2026-013, Greencastle Lakes Community Association v. Ana Portillo

The Complainant withdrew the case and the matter is closed.

6. A. 2. Case 2026-015, Greencastle Lakes Community Association v. Augustina

MOTION to accept jurisdiction of the case was made by Commr. Zmuda and seconded by Commr. Walker. The Motion unanimously carried—**Jurisdiction accepted.** Commrs. Seibold and Zmuda volunteered to serve on the Hearing Panel.

6. B. Contested Cases:

6. B. 1. Case 2025-070, Ronald A. Burrows v Derwood Station HOA

MOTION to accept jurisdiction of the case was made by Commr. Holmes and seconded by Commr. Mezey. Commr. Nerlinger recused. The Motion carried---**Jurisdiction accepted**. Commrs. Mezey and Morton volunteered to serve on the Hearing Panel.

6. B. 2. Case 2025-075, Jason McGaughy v. The CUO of the Power Plant NPS

MOTION to deny jurisdiction of the case was made by Commr. Holmes and seconded by Commr. Potts. Commr. Nerlinger recused. The Motion carried---**Jurisdiction denied**.

6. B. 3. Case 2025-076, Dolbashian v. Kenwood Place Condominium

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

MOTION to transfer the Hearing of the case to the Office of Zoning & Administrative Hearings (OZAH) was made by Commr. Holmes and seconded by Commr. Walker. Commr. Anderson recused. The Motion carried---**Hearing of the case is transferred to OZAH**. During debate, Commr. Walker stated for the record that she recommended that the three newly appointed Commissioners serve on the Hearing Panel. Commr. Potts volunteered to serve on the Hearing Panel.

6. B. 4. Case 2025-087, Yusmedy Keefe v. New Mark Commons Homes

MOTION to deny jurisdiction of the case was made by Commr. Walker and seconded by Commr. Holmes. The Motion carried unanimously---**Jurisdiction denied**.

6. B. 5. Case 2026-004, Juan Felipe Morales v. Lakeview Condominium

MOTION to accept jurisdiction of the case. Commr. Anderson recused. The Motion carried---**Jurisdiction accepted**. Commrs. Fernandez and Hall volunteered to serve on the Hearing Panel.

6. C. Motions for Reconsideration:

6. C. 1. Case 2025-027, Nicholas D'Ascoli v. Waters Landing Association, Inc.

MOTION to deny reconsideration of the case was made by Commr. Zmuda and seconded by Commr. Walker. The Motion carried unanimously---**Reconsideration denied**.

6. C. 2. Case 2025-039, Barbara Turner v. Bethesda Park, A Condominium

MOTION to deny reconsideration of the case was made by Commr. Walker and seconded by Commr. Mezey. The Motion carried unanimously---**Reconsideration denied**.

7. County Attorney Report: County Attorney Wilson reported that all three of the newly appointed Commissioners had completed legal training.

8. DHCA Staff Report: Manager Espin reviewed the CCOC July thru September 2025 Quarterly Report.

9. Vice-Chair & Committee Reports:

9. A. Vice-Chair Report: Vice-Chair Holmes stated that the Maryland General Assembly convenes in January and encouraged everyone to take note of legislation that could affect the Commission.

9. B. Communication Committee: Chair Nerlinger acknowledged Commr. Kraskin for his report which is available by request.

9. C. Education Committee: Zoom meetings in October were cancelled due to attendance.

9. D. Legislative/Policies & Procedures: Committee Chair Holmes announced that at the next meeting, 11-17-2025, he wants representatives from the Montgomery County Council to discuss proposed legislation that affects housing issues.

10. Unfinished Business:

A discussion ensued regarding Nomination Committee policies, procedures, structure, membership, and charter. It was decided that this discussion be tabled until the December meeting. Prior to that meeting, Commrs. Moore, Seebold, and Walker were invited to submit statements for inclusion in the December packet.

11. New Business:

An updated Commissioner list with contact information will be distributed as part of the December packet.

12. There being no further business, this Meeting Adjourned at 9:31 p.m.

Respectfully submitted,

Christine Seebold 11-7-2025

Christine Seebold

Interim Secretary

THE NEXT MONTHLY MEETING WILL BE: December 3, 2025.