COMMISSION ON COMMON OWNERSHIP COMMUNITIES (CCOC)

MEETING MINUTES

Date: January 27, 2021
Time: 3:00pm
Facilitators: Dr. Daria Bailey, OCR
Timothy Smith, Chair
Dr. Casey Lewis, Vice Chair

In Attendance

Admassu Tassew
Adrienne Hawkins
Alicia Butler-Adams
Alvin Broken
Angelene Jones Perry
Bonita Bratton
Cynthia Glover
Daniel Hall, Commissioner
Danielle Booz, OCR
Delegate Marvin Holmes
Dr. Casey Lewis, Vice Chair
Dr. Daria Bailey, OCR
Dr. Linda Hunt, Commissioner
Duanne Crawley
Fern Siegler
John Henry King, Commissioner
Johnie Higgs, OCR
Karen Straughn, Commissioner
Karl
Lee Eisman
Martin Powell
Michell Hughes
Naomi
Randal
Renee Baccus
Renee Griffin
Stefan Brodd
Timothy Smith, Chair
Violet
Zoleta
+4 unknown

Quorum

Meeting began at 3:05pm with quorum.

Adoption of Agenda

Commissioner Hunt moved to adopt the agenda as written. Commissioner Hall seconded. Adopted as written.

Greetings from the Office of Community Relations (OCR)

Dr. Bailey greeted attendees on behalf of OCR. She mentioned that OCR is partnering in the County's vaccination process and encouraged attendees to email Danielle Booz to be added to our distribution list.

Review of Minutes (December 16, 2020)

Chair Smith moved to accept the minutes as written. Commissioner Hunt seconded. Minutes accepted as written.

Unfinished Business

EDvantage- Launched on 1/4/21, the training currently has 39 participants. Danielle Booz will send the flyer to the commissioners for distribution. New modules will be added annually, and the training is available to anyone- even outside of the County.

Appointments- Applications are currently being accepted. There are 3 vacant positions, and representation is needed from all 3 association types. Letters of interest can be sent to Dr. Bailey or the County Executive's Appointments Liaison, Miriam Brewer.

2021 Registration- We are currently in the mandatory registration period. Associations' registration was due 12/31/20, and management companies are due 1/31/21. OCR will be fining management companies for not registering this year. Reclamation project beginning- we will canvass the county to find unregistered communities.

2021 Calendar- Reminder that we meet the 4th Wednesday of each month at 3pm, with the exception of November and December to account for the holidays.

New Business

Legislation-

HB52, requiring associations to meet at least twice per year with the community, including developers. Going to subcommittee hearing today.

SB144, Allowing for electric vehicle charging stations in multi-family units. There are grant programs that Chair Smith will share with the commission (through Pepco and BGE).

HB367, Regulating common ownership community managers. State-wide, comes with a fiscal note, a BOD that will oversee property managers. Being discussed in subcommittee this evening.

HB248, Rights and restrictions for composting in condos and co-ops. Concerns around pests. Del Holmes would like Daria to send her comments on this bill as it will be in his subcommittee next week.

HB623, PG401-21, Assisted living, programs, licensing, notice of applicant requiring the health secretary to disclose potential for assisted living communities within the County.

Elections- March. Call for nominations during next month's meeting unless the commission would like to wait until the seats are filled.

Questions from Community Members

Duanne Crawley- MD Farms condominiums. Trying to get an election for BOD, but they are unable due to COVID. Looking to hold a virtual meeting for elections- board members' terms are expired. Issues with trash, leaks from corroded pipes, building not being cleaned regularly, no notices for masks, etc. 365 units in 45 buildings, some in Montgomery County, some in Prince George's County. Has been in touch with Tom Dernoga and the Attorney General's Office, as well as Montgomery County. Dr. Bailey asked that she follow up with Danielle Booz.

Karl Kessinger- Cherry Glenn Condos. Requesting assistance for a severe financial crisis and unsafe conditions. BOD violating guidelines. DPIE is threatening to condemn the community if millions of dollars of repairs aren't made. 314 families reside in the community. Reserve fund didn't account for millions of dollars of repairs mandated by DPIE. 16 units have temporary support beams holding up ceilings for 2 years. They would like to schedule a time to meet with staff to discuss the situation.

Renee Baccus- Thanking CCOC and COC for what we do. It is very helpful.

Cynthia Glover- Past president of Cherry Glenn. Would like to meet with staff as well regarding the community. Says the issues have been going on since 2010.

Bonita Bratton- Sees a pattern with condos in the county. The trash and lack of cleaning have been a large issue for them as well.

Lee Eismann- Would like the minutes for the past 3 meetings. The County agenda center is still not showing the agenda and minutes. COC website out of date- old commissioners are still on the site.

Adjournment

Vice Chair Lewis moved to adjourn; Commissioner Hall seconded. The meeting adjourned at 3:53pm.

Next Meeting

February 24,2021 | 3:00pm, via Zoom