

Prince George's County Commission on Common Ownership Communities (CCOC)

Monthly Meeting Minutes November 19, 2025

Commissioners Roll Call

In Attendance:

Nicole Williams – Chair
LaShauna Tillmon – Secretary
Sherri Conner (Ex-Officio, M-NCPPC)
Marvin Holmes
Linda Hunt
Rachelle Spencer
Karen Straighn

Staffers Present:

MaShawn Hall – Unit Chief, COC
Greg Amobi – Legal/Technical Support
Juanetta Boucher – OCR
Casey Wiggins – Office of Law

Guests:

Representatives from Maryland-National Capital Park & Planning Commission (M-NCPPC)

Welcome and Introductions

- Meeting called to order by Chair Nicole Williams at **3:08 PM**.
 - Quorum established with Commissioners Williams, Tillmon, Holmes, Spencer, and Hunt present.
 - Chair welcomed all attendees and acknowledged technical issues resolved prior to establishing quorum.
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Adoption of Agenda

- Motion to adopt the agenda as written: Commissioner Tillmon.
- Second: Commissioner Williams.
- Vote: Unanimous approval.

Amended Agenda:

Later in the meeting, a motion was made to rescind the earlier agenda approval in order to add:

1. Ratification of the November 17, 2025 Closed Executive Session
2. Brief discussion of CR-085-2025

- Motion to rescind: Commissioner Tillmon.
 - Motion to amend: Commissioner Holmes.
 - Second: Commissioner Tillmon.
 - Vote: Unanimous approval.
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Office of Community Relations (OCR) Report

Presented by MaShawn Hall

- Provided updates on HB360 implementation requiring **annual community registration by January 31, 2026**.
 - Administrative Hearing Program update: The office is in **Phase 2**, including completion of the case management system, template creation, infrastructure setup, and staff hiring.
 - OCR attended multiple HOA community meetings in November, including Westphalia and Watkins Park.
 - Upcoming Senior Forum scheduled for **December 10, 2025**, with two sessions at the Sports & Learning Complex.
 - OCR hosted “Grateful Gathering” Thanksgiving service events throughout the County.
 - Residents were encouraged to contact OCR directly for community concerns for proper tracking and follow-up.
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Approval of October 2025 Minutes

- Motion to approve: Commissioner Holmes.
 - Second: Commissioner Hunt.
 - Vote: Unanimous approval.
 - Minutes adopted without revisions.
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Unfinished Business

- None reported.

New Business

Maryland-National Capital Park & Planning Commission (M-NCPPC) Presentation

Presented by Chief of Development Review, Sherri Conner.

Key highlights included:

- Overview of the **development review process**, including zoning, subdivision, site plans, and final plats.
- Explanation of PGAtlas and DARTS as tools available for residents to track development activities.
- Residents encouraged to register with Planning Information Services to receive project notifications.
- Commissioners discussed the community impact of early engagement in the planning process.

Closed Session Disclosure (Required by Maryland Open Meetings Act)

Chair Williams announced during open session:

- The Commission held a **closed executive session on Monday, November 17, 2025, at 4:00 PM.**
- Purpose: To discuss **Council Resolution CR-085-2025** and receive legal advice from counsel.
- Authority: Maryland Open Meetings Act; CCOC Bylaws Article V, Section 4.
- The Commission established a short-term working committee to continue the review of CR-085-2025 following the legislative update that the resolution did not advance before the County Council.

*A full closed-session record is documented in the separate Closed Executive Session Minutes.***Public Comments**

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- None.

Adjournment

- Meeting adjourned at approximately **3:55 PM**.
- Next meeting scheduled for **December 17, 2025**.

DocuSigned by:

Lashauna Tillmon

12/19/2025

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Lashauna Tillmon, Secretary

Date

Closed Executive Session Meeting Minutes

Prince George's County Commission on Common Ownership Communities (CCOC)

November 17, 2025 – 4:00 PM

(Maryland Open Meetings Act–Compliant)

Attendees

Ms. M. Hall (COC)
Chrisel Edwards
Linda Hunt
LaShauna Tillmon
Delegate Marvin E. Holmes, Jr.
Karen Straughn
Robert Nicholson
Y.D. Butchee
Nicole Williams (Chair)
Greg A. (Document/Screen Support)
Casey Wiggins (Commission Counsel)
Patricia "Pat" Fletcher (via iPhone)

Closed Session Statement (Required Notice)

In accordance with **Maryland Open Meetings Act**, and **Article V, Section 4** of the CCOC Bylaws, the Commission convened a closed executive session. Notice of the closed meeting, including the authority and purpose, will be recorded in the next open-session minutes as required by law.

Authority:

- Maryland Open Meetings Act
- CCOC Bylaws Article V, Section 4 (Permitted purposes for executive session)

Purpose of Closure:

- To receive legal advice
 - To discuss legislative strategy
 - To discuss CR-085-2025 and its potential operational impact
 - To discuss confidential matters involving County Council coordination
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1. Call to Order

Chair Nicole Williams called the session to order at **4:12 PM** and announced intent to enter closed session under the appropriate statutory authority.

2. Motion to Enter Closed Executive Session

- Motion: Delegate Holmes
 - Second: Commissioner Hunt
 - Vote: **Unanimous**
 - Closed session entered at **4:14 PM**
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3. Legislative and Government Affairs Review

Ms. Hall provided updates regarding pending legislative activity and ongoing discussions with the County Executive's legislative staff. Commissioners reviewed anticipated amendments to Subtitle 13 and state Real Property laws affecting common ownership communities.

4. Consultation With Counsel

Counsel Casey Wiggins advised on:

- Conflicts within proposed legislative language
- Interpretation of CR-085-2025 and procedural requirements
- Legal implications for CCOC authority and operations
- Confidential coordination strategies with County Council offices

Condolences were expressed to Delegate Holmes regarding his recent bereavement.

5. Next Steps

- Chair Williams will propose follow-up meeting dates.
 - Ms. Hall will continue coordination with Council offices.
 - Commissioners agreed to reconvene prior to the December open-session meeting.
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6. Adjournment

Motion to adjourn: Approved unanimously.
Adjourned at **4:48 PM**.

Required Open-Session Disclosure (For December Meeting Agenda) The

following must be read into the next open meeting record:

1. A closed session was held on **November 17, 2025**, at 4:00 PM.
2. Purpose: To receive legal advice and discuss CR-085-2025.
3. Statutory Authority: Maryland Open Meetings Act; CCOC Bylaws Article V, Section 4.
4. Vote of Commissioners: Unanimous approval to enter closed session.
5. Topics Discussed: Legislative strategy, legal consultation, and pending resolutions (no privileged details disclosed).

DocuSigned by:

Lashauna Tillmon

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Lashauna Tillmon, Secretary

12/19/2025

Date