

CCOC August 2023 MEETING MINUTES – August 23, 2023

Call to Order

The August meeting was called to order by Commissioner Williams at 3:15pm

Commissioners Roll Call

In Attendance:

Commissioners:

Nicole Williams

Robert Nicholson

Linda Hunt

Marvin Holmes

Patricia Fletcher

Excused Absence

Commissioner Smith

Commissioner Straughn

Commissioner Grey

Staffers

MaShawn Hall

Ynetta Butchee

Greg Amobi

Greetings From the Office of Community Relations by Ms. MaShawn Hall.

COC road show is ongoing and have events scheduled out into October.

COC has bookings up to October which will bring the total meetings as of today to 49.

The 2022 annual report that draft is currently under Review. Once that draft is approved, COC will send it out to the Commission.

COC topics for the remainder of the year will be:

- August: Budgets
- September: Annual meetings
- October: Community crime and neighborhood watch
- November: Maintenance wrap up
- December: Annual meeting of the commissioners

The COC Staff has a vacant position available so the interviews for their vacant position will begin in the next 2 weeks and we hope to have a new staff member in the month of September.

Adoption of Agenda:

Commissioner Williams - Motion to adopt the meeting agenda was proposed. Motion Seconded by Commissioner Holmes. Agenda was unanimously adopted as proposed.

Review and approval of June and Minutes

Commissioner Holmes - Motion to accept the meeting minutes as presented was proposed. Motion Seconded by Commissioner Nicholson. The minutes were unanimously adopted as proposed.

Review and approval of July Minutes

Minutes were tabled until next meeting.

Unfinished Business

Awards ceremony information will be discussed at the next meeting.

New Business

Commissioner Nicholson provided a PowerPoint presentation on Budgeting Fundamentals for the residents.

Questions

- I live in a condominium. and we have a new management company and they've put up a website to explain things the successor has most units here that doesn't even matter. But they put up a website for the homeowners, and they call it a Ho, a website that we can pay our rent. I've explained to them that there are 3 types of associations. HOA, condo, and co-op, and you cannot call a condo and a legal document in nature as well, they go on to explain it. But my question is, can they legally call our portal an HOA. And to pay rent and not condo payments.
- **Answer:** In Maryland we have the Maryland Condominium Act, and we have the Maryland Homeowners Association Act, and the acts are different. They're different provisions in both statutes, and so some things that condominiums are required to adhere to are not necessarily things that a homeowners Association is required to adhere to. And then there's the cooperative association at which is also different than the condo Act, and HOA. It can be confusing to the homeowners by calling it a HOA, when, in fact, it is legally a condominium, because the laws that they must adhere to, and that the homeowners must adhere to are different.
- The roads and the dumping that happens. There are signs that say that things are being recorded, and there's a fine. But nothing ever happens because we get so much, and it's a very narrow road it's like a 2-lane road, and it's like a winding road. There are a lot of accidents that happen. So, we have a lot going on. But the biggest thing again is the dumping, and we've contacted the county numerous times. is there something that can be done to enforce the signs that are posted?
- **Answer:** The 311 process is at this point the best methodology to get that to the attention of Prince George's County. and with the new 311 process you can take a photo of what your concerns are, and it will pinpoint your concerns with that photo to the exact location via horizontal and vertical locations, and that will be documented with the 311-phone call.
- Does the county have any database that contains a database, for trash removal, grass pick up or like pictures, or anything for known contractors that the county said we could have access to? Also, Our President passed away like a year and a half ago, maybe close to 2 years and from there I've been trying to find out. How can this community get a response from the current HOA Management Company?
- **Answer:** You can look up better business bureau. You can look to see if they were registered in the State of Maryland. There's kind of your due diligence, just like you would do your own personal home before you hire vendor to come in. Also, if you file the complaint with the Attorney General's office

and Commissioner strong side here, then it's probably gone to their legal department. The attorney for the Association, who was probably reviewing it and working on a response to send back to the Attorney General's office. And that may be why the Management company is not speaking directly with you, with regards to anything that is included in that complaint with the Attorney General's office.

Adjournment

Meeting adjourned at 4:21p.m.