

CCOC December 2023 MEETING MINUTES

Call to Order

The December meeting was called to order by Commissioner Smith at 3:00pm

Commissioners Roll Call

In Attendance:

Commissioners:

Timothy Smith

Robert Nicholson

Linda Hunt

Marvin Holmes

Patricia Fletcher

Nicole Williams

Danielle Grey

Excused Absence

Commissioner Karen Straughn

Staffers

MaShawn Hall

Ynetta Butchee

Greg Amobi

Adoption of Agenda:

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

Review and approval of November Minutes

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

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

- COC road show is ongoing to provide awareness and have events scheduled out into February.
- We still have availability so if your association needs assistance, reach out to us so that we may attend.
- Right now, we are up to 108 meetings at the close of December.

Unfinished Business

- Still planning and organizing the awards ceremony that we are planning.
- We have a date set for Saturday, March 16th, 2024.
- Still working through the details. Event will potentially take place in the morning.
- Communities can nominate their community, or someone from their community, or an event from their community. To be recognized for all their great efforts in 2023.
- For communities to be eligible, they do have to be registered with the office of community relations and then they will be able to submit their recommendation through an online platform.

- On our committee we have Danielle Grey, Commissioner Pat Fletcher, and Commissioner Robert Nicholson.

New Business

- Management Company Registration to be enforced starting January.
- There is a 30-to-60-day window for payment, and then you're going to move for default.
- Due process for the enforcement as the decertification of the Community Association standing after 60 days.
- If they're no longer an association, and they don't have all the rights and responsibilities that are granted to them through the State code, then they may not be able to do some of the basic functions of their operation until they come into compliance.
- The moment they come into compliance, then they can restore those rights and responsibilities.
- The legislation for management of common ownership community managers.
- That bill has been pre-filed. So, it is going to be heard again this year.
- every single piece of legislation that is put forward by the Maryland General Assembly is on the website
- You can go into the Maryland General Assembly website, and you can look at Commissioner Holmes name, and you can see the bills that he has already put forward.
- Marvin Holmes will notify the Office of Community Relations when his next webinar will be so they can distribute it out to the community.

Closeout Business

- We are started out with the retreat. It took place in February for the commissioners, and also several departments throughout the county.
- Talked about how we can engage other departments in the county, and also what programs their organization have.
- We've been providing legislative updates as well throughout the year.
- Had discussions on annual meetings and open meetings versus virtually in person meetings, how they should be conducted, and implemented.
- Invited several guest speakers to be with us this year, we had the sheriff's office to come talk about community crime and neighborhood watch.
- Had a winter season preparation, maintenance, and outline for homeowners.
- Thank you for your participation at the housing fair. With the panel on living in a common ownership community, starting from the sales process to the ownership process, to the buyer, to the ownership, and to the seller process.
- Thank you for the road show meetings. Where the Commissioners were available and or participated in those meetings and invited us to some of those meetings.

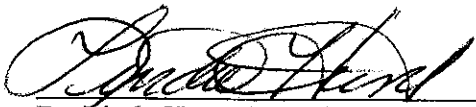
Questions/Concerns

- Q: What is the difference between a Community Manager verse a Property Manager?
- A: Property management is more closely tied to the real estate in the real estate licensing. Where community management is more closely related to common ownership communities.

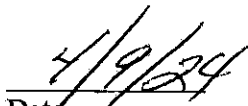
- Q: How do I get a meeting scheduled with this Board?
- A: Email the Office of Community Relations so they can get your concerns. The Commission Board does not participate in one-on-one meetings and the Office of Community Relations meet with communities depending on the concern.
- Q: Our insurance went up considerably. I understand. Insurance companies are kind of hesitant to the Multifamily market is really gotten our fee. Our insurance for the year went from 96,000 to 279,000 and that came in at the eleventh hour. We almost had to pay 585,000.
- A: The whole insurance market has gotten crazy. They don't want to insure condominiums. I think part of it is honestly sort of in response to the surf side condominium stuff and the huge payout that they had to do to the unfortunately, to all the families and all of the people who lost their units in that disaster which I know delegate Holmes was talking about earlier, which was the impetus for the reserve study that some people have concerns about. But I will say for the associations that we're adequately funding their serves before that legislation. They are already in compliance with that bill. What that bill did was just simply codify, which should have been taking place before that bill was enacted, which was making sure every community in the State of Maryland is setting a stuff. Setting aside enough money for all the capital improvements that they're going to have. So, you don't have a situation in Florida where they knew that they had structural issues, did not have the money to pay for it.

Adjournment

Meeting adjourned at 4:30p.m.



Dr. Linda Hunt, Commission Secretary



Date