

**Prince George's County Commission of Common Ownership Communities (CCOC) Open Board**  
**Meeting January 22, 2025 - MEETING MINUTES**

**Commissioners Roll Call**

**In Attendance:**

Commissioners:

Linda Hunt

Robert Nicholson

Danielle Grey

Rachelle Spencer

Patricia Fletcher

Chrisel Edwards-Green

**Ex-Officio**

Karen Straughn – Office of the Attorney General

**Excused Absence**

LaShauna Tillmon

Marvin Holmes

Nicole Williams

**Staffers**

MaShawn Hall

Greg Amobi

Christian Palacios

Josue Tlapechco

**Call to Order:**

The meeting was called to order at 3:16 pm by Commissioner Nicholson

**Establishment of Quorum**

A quorum was established, and a majority of the Commissioners were in attendance.

**Approval of Agenda:**

The agenda was reviewed and approved as presented.

**Motion:** To approve the agenda as presented.

**Moved by:** Grey

**Seconded by:** Edwards

**Motion Passed:** Unanimously

**Approval of Minutes:**

Approval of Minutes: Commissioner Fletcher motioned to table the approval of the October and December 2024 meeting minutes until Commissioner Tillman could be present.

**Moved by:** Fletcher

**Seconded by:** Edwards

**Motion Passed:** Unanimously

**Greetings from Staff:**

**Greetings from the Office of Community Relations**

Greetings from the Office of Community Relations were presented.

**Unfinished Business:** 2025 Awards Committee Report Commissioner Gray provided an update on the upcoming 2025 awards ceremony:

- Theme: "Together We Rise"
- Nominations open in January and close in March
- Awards include HOA, Condo, and Co-op of the Year, among other categories
- Event Date: April 26, 2025 (backup date: May 3, 2025)

**New Business:** Department of Permitting, Inspections, and Enforcement (DPIE) Presentation Speaker: Avis Thomas-Lester, Public Information Officer, DPIE

- Due to an emergency evacuation, her presentation was temporarily delayed.
- Upon her return, she covered:
  - Code enforcement
  - Major violations
  - Home-based businesses
  - Noise regulations
  - Permitting and licensing
  - Inspections
  - Rent Stabilization Act

**Open Forum- Community Members' Concerns and Questions:**

- Maria Epps inquired about an email sent in November regarding HOA board actions.
- Commissioner Nicholson advised her to submit a written protest.
- Reginald Robinson raised concerns about HOA awards and mandatory HOA law updates.
- Various homeowners raised concerns about financial matters, insurance, and delinquencies.

**Adjournment:** Commissioner Fletcher moved to adjourn the meeting at 5:02 PM.

- **Seconded by:** Sandra Campbell
- **Motion Passed:** Unanimously

**Next Meetings:**

- February 26, 2025 @ 3:00 pm

DocuSigned by:

*LaShauna Tillmon*

88884D1FF188477...

---

Commissioner LaShauna Tillmon

3/6/2025

---

Date