

Prince George's County Commission of Common Ownership Communities (CCOC) Open Board
Meeting December 18, 2024 - MEETING MINUTES

Commissioners Roll Call

In Attendance:

Commissioners:

Nicole Williams

Linda Hunt

Robert Nicholson

Karen Straughn

Danielle Grey

Rachelle Spencer

Chrisel Edwards-Green

LaShauna Tillmon

Excused Absence:

Patricia Fletcher

Marvin Holmes

Ex-Officio Members:

Casey Wiggins, Office of the Law

Karen Straughn, Office of the Attorney General

Victor Weissberg, Department of Public Works & Transportation

Sherrie Connor, Maryland National Capital Parks and Planning Commission

Staffers:

MaShawn Hall

Greg Amobi

Call to Order:

The meeting was called to order at 3:07pm by Commissioner Williams.

Establishment of Quorum

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

Approval of Agenda:

Commissioner Hunt motioned to adopt the agenda as written, the motion was 2nd by Commissioner Tillmon. All in favor.

Approval of Minutes:

Commissioner Nicholson motioned to table the October 2024 meeting minutes at this time. Modifications are listed to include adding Commissioner Williams, Grey and Holmes in attendance. Remove Ms. Butchee as she was not in attendance. Also add Casey Wiggins and Sherri Connor as in attendance. The call to order was identified as 3:07pm and the adjournment was 4:19pm. Due to missing who 2nd the motion to close, the motion to Table the approval until that information is presented as a whole.

Greetings from Staff:

Greetings from the Office of Community Relations

MaShawn Hall completed the introduction. Ms. Hall discussed the following:

- A reminder was issued about the annual registration for all association and management to register with the county, for HOAs, condominiums, and cooperatives.
- Announcing the intern county executive and the highlights of the CCOC within 2024 including the Road shows, new appointments to the Commission, the Commissioners retreat for 2024 and the CCOC Awards event to highlight association and its members.

Unfinished Business:

Commissioner Williams provided an update for the CTA, including that a Texas Judge has ruled in favor of a temporary injunction for relief, and this was upheld nationwide, placing the CTA requirement at a standstill. The Dept. of Justice has filed regarding this case.

Commissioner Grey spoke on the Committee for the 2025 Awards Ceremony, the date has been set for April 26, 2025, and the committee has been formed. The committee members are Commissioners Grey (Chair), Tillmon, Spencer and Green.

Guest Speaker Presentation:

Speaker: Nathaniel A. Forman, Esquire, O'Malley, Miles, Nylen & Gilmore, P.A

Topic: Overview of Land Use Development and Zoning

- Extensive experience in zoning processes specific to Prince George's County.
- Representation before key authorities: Zoning Hearing Examiner, Planning Board and County Council

Mr. Forman delivered an insightful presentation on commonly asked questions and points including:

Permitting and Compliance, Development and Financing Challenges, Financial Constraints, Addressing high costs of transportation infrastructure development, Navigating funding challenges for required environmental or traffic mitigation measures, Profit and Loss Assessment, Accurate cost-benefit analyses to determine project feasibility, Use of reliable metrics for traffic flow improvements, reduced congestion, and community satisfaction as part of financial forecasting, Development and Financing Challenges.

New Business:

County Stormwater Pond Taskforce: Commissioner Nicholson has volunteered to be on the task force.

Topic: Stormwater Pond Infrastructure Evaluation: Current Infrastructure: Reviewed stormwater ponds managed by HOAs, Common Ownership Communities, and similar entities. Operations & Maintenance: Discussed the scope of maintenance required for these ponds. Capacity Assessment: Evaluated HOAs' ability to manage ponds and identified gaps in capacity. Alternative Solutions: Explored options for transferring management responsibilities to the County and alternative ownership models. Funding: Consider potential funding sources for sustainable operations and maintenance. Next Steps: Develop recommendations for capacity building, ownership solutions, and funding strategies. PowerPoint is available for community residents upon request.

Open Forum

An open forum was conducted for Q&A with homeowners and residents online.

Adjournment

The meeting was adjourned at 4:28 pm by Commissioner Tillmon and 2nd by Commissioner Grey.

DocuSigned by:

LaShauna Tillmon

3/6/2025

Commissioner LaShauna Tillmon

Date