

Maryland Circuit Court for Anne Arundel County

CHRISTOPHER DAVID MCKEON,)	
)	
Plaintiff,)	
v.)	
Charing Cross Townhouse Condominium, Inc.,)	Case No. 02-C-08-132379 I J
Joseph R. DeSantis,)	
Carol Frankhouser,)	
Kathleen Marek,)	
Michael J. Helpa,)	
COMANCO, INC.,)	
Ruth Angell,)	
Defendants.)	
)	

PLAINTIFF’S INTERROGATORIES TO DEFENDANTS COMANCO AND ANGELL

TO: DEFENDANTS COMANCO, INC. AND RUTH ANGELL, to be answered individually and separately

FROM: PLAINTIFF CHRISTOPHER D. MCKEON

Plaintiff, Christopher D. McKeon, *pro se*, hereby propounds Interrogatories upon the Defendants Comanco, Inc. and Ruth Angell, to fully, under oath, within thirty (30) days or as otherwise required by the Court and in accordance with Maryland Rules of Civil Procedure § 2-421, subject to the instructions set forth below:

INSTRUCTIONS

- a. Your response shall set forth the Interrogatory, and shall set forth the answer to the Interrogatory “separately and fully in writing under oath” or “shall state fully the grounds for refusal to answer any interrogatory.” You shall sign the response.

- b. These Interrogatories are continuing in character so as to require you to promptly file supplementary answers if you obtain further or different information before trial.
- c. If pursuant to Rule 2-421 (c), you elect to specify and produce business records of yours in answer to any interrogatory, your specification shall be in sufficient detail to enable the interrogating party to locate and identify the records from which the answer may be ascertained.
- d. If you perceive any ambiguities in a question, instruction, or definition, set forth the matter deemed ambiguous and the construction used in answering.
- e. Unless otherwise stated, these Interrogatories refer to the time, place, and circumstances of the issues and events in the above-captioned Complaint.
- f. Where name and identity of a person is required, please state full name, home and business/work address, all telephone numbers and email addresses, if known.
- g. Where knowledge or information in possession of a party is requested, such request includes knowledge of the party's agents, representatives, and unless privileged, his attorney's. When answer is made by corporate defendant, state the name, address and title of persons supplying the information and making the affidavit, and announce the source of his or her information.
- h. The pronoun "you" refers to the party to whom the Interrogatories are addressed and the parties mentioned in clause (g).
- i. "Identify" when referring to an individual, corporation, or other entity shall mean to set forth the name, telephone number(s), email address(es), and if a corporation or other entity, its principle place of business, or if an individual, the present or

last known home address, his or her job title or titles, by whom employed and address of the place of employment.

- j. The term “director” means an elected director of the Association; the term “member” means an owner of a unit of the Association’s condominium project.

INTERROGATORIES

1. Please state your full name, business address, telephone numbers (land-line, VOIP and cell), social security number or equivalent, date of incorporation, present occupation and business affiliation.
2. Please state each address at which you have conducted business within the past ten (10) years, and the inclusive dates thereof.
3. Describe in detail the services you provide to the Association, to include for how long you’ve performed these or equivalent services, the identifying name or information for each contract with the Association and its term since you first began providing said services.
4. Describe in detail your relationship to Defendants DeSantis, Frankhouser, Marek and Helpa from the time you first met each to the present day, to include whether you know, talk or meet with them socially, how often and the dates for each occurrence, and if in the context of such social settings any Association business is discussed, and how often and the dates for each occurrence that you meet/met socially and/or discussed Association business in such context.

5. Describe in detail your understanding of your duties as a manager of the Association, to include your understandings as they evolved from your first contract with or assignment to the Association through the present day.
6. Describe in detail each occurrence in which you participated in any manner outside of a duly called meeting of the Board or of the members wherein directors voted, whether you asked for their vote or to express their opinion such that an action could be deemed approved by the board and acted upon by you, by email, by telephone or during personal conversation, on any item of Association business from April 1, 2000 through the present day.
7. Describe in detail any and all resignations, vacancies, removals and appointments of directors and officers by the Board from the date of your first contract with the Association through the present day, to include (including all hearsay and second-hand information, with their sources) a detailed description of all circumstances leading to and what happened at the 4/3/2007 special meeting of the Board in which Defendants DeSantis and Frankhouser voted to remove Tom Knighten as a director, your description or knowledge of that debate, discussion, questions and answers by all persons present, which persons were present and whether minutes were taken.
8. Describe in detail your understanding of director terms of office, to include how they have historically been assigned, who assigned them and how they should be assigned in the future.
9. Describe in detail how you provided oversight of the Association's actions and activities so as to fulfill your contract with the Association, specifically regarding,

but not limited to, Section 12-D of the Managing Agent Contract dated 1/1/07 – 12/31/08, and paying special attention to matters of elections, architectural/landscaping requests, violations, record-keeping and archiving of the Association’s records, informing and notifying members of Association business, finances including income/expense reports that include itemized expenditures and receivables by account number/name, petitions and qualification of petition signatories, proxy signatories, and any and all matters which are required in the Association’s governing laws or the Managing Agent Contract to come before you.

10. Describe in detail your understanding of the rules and regulations that govern what architectural/landscaping changes are permitted and not permitted, to include references to all supporting documentation or governing laws.
11. Describe in detail your knowledge of architectural/landscaping violations currently existing in the condominium project including but not limited to exterior front/rear doors, windows, roofs, concrete, balconies, fences, steps, rear and front yards, brick facades.
12. Describe in detail your understanding of the fiduciary duties expected of you in your role as manager of the Association, to include those expected or required of Defendants Comanco or Angell in their respective roles as manager of the Association.
13. Describe in detail your participation in each election from your first contract with the Association through 2008, to include how elections were organized,

conducted, operated, overseen, kept in compliance with governing laws, and how and by whom terms of office were assigned to directors.

14. Describe in detail your understanding of your responsibilities as the manager of the Association to generate, document, prove and explicate architectural/landscaping adjudications regarding requests and violations, to include how you verified in each case that sufficient information was provided to or received from the board, or that proof of a violation existed so as to enable you to take any specified action, and that the records you archived were/are accurate.
15. Describe in detail each time you were aware that any member, director or officer of the Association voted in elections or other matters in which only members may vote in person or by proxy, to include each time you were aware unsigned proxy votes were counted or non-members voted a member's proxy or proxy votes were counted towards a vote when proxy votes were not permitted for the specified vote.
16. State whether you are currently bonded or bondable to include, if bonded, for how long and under what circumstances and duties, and if not bonded or not bondable, the circumstances and facts which make you not bondable.
17. Describe in detail each time you attended a meeting that was not open to members by means of proper notice pursuant to law or by venue, or which was not properly called pursuant to the Association's governing laws, or which was not, or did not meet the requirements of, a closed meeting as defined in Maryland Condominium Act § 11-109.1.

18. Describe in detail your Spring inspection follow-up walk-through of the Association's property on or about the last week of May or first week of June, 2008, to include your conversations (or knowledge second-hand or otherwise, with their sources) with signatories to Plaintiff's May 27, 2008 petition to audit including, but not limited to, Tom Knighten.
19. Describe in detail your involvement with petitions submitted to the Association through you, to include any discussions you had with members and/or directors regarding such petitions, discussions with petition signatories including, but not limited to, Tom Knighten regarding his signature of Plaintiff's petition to audit and the withdrawal or removal of any signatures from said petition (including names removed with the dates, manner or method of each such removal), any discussions you had with a petition's organizers, how and when you became aware of a petition, how and when you notified the directors and the members of a petition, and any other involvement by you in any petition submitted by members.
20. Describe in detail how you ensure directors are timely notified of all pertinent information regarding the Association's business, to include providing all directors with monthly management reports, advice requested of and received from any attorney on behalf of the Association, emails, correspondence and other communications, when and under what circumstances you withhold such or any information from any director and upon whose authority you do so, and, if information is or was withheld, for each occurrence the name of each director from whom information is or was withheld, its date, and the nature of the

information withheld and the authority (including full names, titles or other identifying information) by which the information was withheld.

21. Describe in detail how you create the monthly management report (including, but not limited to, meeting minutes, unit activity reports, correspondence, proposals or any other information), to include the criteria for inclusion or exclusion of information, editing, redacting, altering language or text, identifying and correcting errors in any document intended for use by the Association or Comanco.
22. Describe in detail why, and the circumstances leading up to, your withholding from Plaintiff the June, July and August 2008 monthly management reports and any other Association documents or information, to include your authorization to withhold said information and the full name(s) and other identifying information of the person(s) from whom you received such authorization and the dates thereof, each correspondence you received from Plaintiff requesting said information and your response to each request (if no response, then provide an explanatory statement).

Respectfully Submitted,

Christopher McKeon, Plaintiff, *Pro Se*
1120 Soho Court, Crofton, MD 21114
410-271-7907

CERTIFICATE OF SERVICE

I, Christopher McKeon, Plaintiff, *Pro Se*, do hereby certify that a copy of the foregoing Interrogatories has been served by First Class U.S. Mail, postage paid, this _____ day of _____, 200____, upon the following:

Comanco, Inc., and
Ruth Angell
c/o Thomas R. Callahan
Callahan & Callahan, P.C.
2133 Defense Hwy
Crofton, MD 21114

Charing Cross Townhouse Association,
Inc.
c/o Owen J. Curley
Niles, Barton & Wilmer, LLP
111 S. Calvert Street, Suite 1400
Baltimore, MD 21202

Joseph R. DeSantis
1001 Shire Court
Crofton, MD 21114
Carol Frankhouser
1005 Shire Court
Crofton, MD 21114

Kathleen Marek
1008 Broderick Court
Crofton, MD 21114
Michael J. Helpa
1007 Broderick Court
Crofton, MD 21114

Respectfully Submitted,

Christopher McKeon
Plaintiff, *Pro Se*
410-271-7907