

# **Dispute of Minutes of April Annual Meeting**

April 18, 2019

**To:** Keith St Clair- Interim President                    **BY EMAIL**  
Board of Administration  
ESJ Towers Condominium and Conerdxus

In response to your letter/minutes dated April 4<sup>th</sup> 2019, (attached) I must correct and dispute your rendition of what occurred.

To begin, while we did finally have The Annual Meeting of the Council of Co-Owners you incorrectly referred to it as a "AGM" Annual General Meeting, which it was not nor was it noticed as such.

To be specific, it was noticed as the "Annual Meeting of the Council of Co-Owners of the ESJ Towers Condominium" see the attached notices for the Annual Meeting scheduled for Jan. 22,2019, February 18<sup>th</sup>, 2019 and April 2<sup>nd</sup> and 3<sup>rd</sup> of 2019. You were asked on March 6<sup>th</sup> to include the Election of the Full Board of the Council of Co-Owners.

Secondly, you mention that no vote was cast in connection with the items in the agenda, this too is erroneous. A motion was made, and seconded, to amend the agenda and for item 2 on the agenda be the election of the Full Board of the Council as is required by Puerto Rican Condominium Law 104. Your staff took almost 2 hours to register all Owners attending the meeting, as well as all persons in attendance by proxy held by an Owners present, as well as their

eligibility to vote. You provided paddles with Unit numbers to all Owners and their proxies. After a careful count and recording of the vote on the motion, you announced that **66 Owners** in attendance and **their 40 proxies VOTED IN FAVOR** of the motion to amend the agenda for item 2 on the agenda be the Election of the Full Board of the Council. You asked for a count of those **AGAINST** the motion and **4 (four)** paddles were raised. You announced that the motion did not carry as you had proxies and or certificates for 248 Vacation Owner Units but would not show any proof of such a claim. This action was a clear example of voter suppression/manipulation and a blatant refusal to abide by the Law requiring you to hold the Election.

Lastly, the only motion that was voted on was the aforementioned motion and no other motion was made or voted on as it was obvious that the Owners present had no vote and as such, no advisory committee was elected.

This is my dispute of your rendition of the events of April, 3<sup>rd</sup> 2019 and I strongly request that you confirm the correct outcome of the Vote of the Council of Co-Owners and immediately schedule the Election of the Full Board of The Council of Co-Owners as they directed and is their Right!

Maria Sandy Roldos

Maria Sandy Roldos- Unit 368  
Co-Owner ESJ Towers Condominium

Cc: Co-Owners ESJ Towers Condominium  
Lcdo Negrón, DACO

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[Attachment]



April 4<sup>th</sup>, 2019

**BY EMAIL**

Dear Members,

Yesterday, April 3<sup>rd</sup>, 2019, after several intents, we finally had our Annual General Meeting (the "AGM"). Although no vote was finally casted in connection with the three items in agenda, and as such the meeting was adjourned, a motion was presented, seconded, and approved, to create a Committee of Owners that will work with the Board of Administration to review the Budget, the Audit, and several operational matters to be presented in a further date to the Council of Owners. It was also agreed that in order to allow the continuous operation of the Condominium, ESJ Towers Condominium will be sending an interim bill for maintenance based upon last year's budget, as amended on July 25<sup>th</sup>, 2018.

**We also take the opportunity to notify that the Special Meeting called for April 11<sup>th</sup>, 2019, is cancelled.**

Our commitment to ESJ Towers Condominium, the Council, and their Members still as strong as ever. We look forward to continue working together and making this property what we deserve.

Keith St Clair  
President  
Board of Administration  
ESJ Towers Condominium