

Sent: **Thursday, April 18, 2019 12:18 PM**

From: **Maria Sandy Roldos**

To: **kstclair@stclaircollection.com**

April 17, 2019

Via Email:

OPEN LETTER TO KEITH ST CLAIR

Mr. Keith St. Clair

Conexus LLC, Mare, Azul, St Clair Collection, Jade/Verde Condominio

Re: ESJ Towers Condominium

Mr. St. Clair:

I am the owner of Unit 368 in ESJ Towers Condominium. I have noticed several changes to general common areas and façade of my Condominium, including changes to the use, destination and enjoyment of several areas. After careful review of the Governing documents of the Condominium and Condominium Association, as well as Puerto Rico Condominium Law, it is apparent that many of the changes made are in violation of the Master Deed of 1975 and subsequent amended Bylaws of 1980. It is for this reason that I demand the following:

1. Immediately replace, with similar concrete materials, the partial wall section, which you illegally removed, in the eastern side of the property, the dividing wall between the ESJ Tower Condominium and the adjacent property.
2. Cease and Desist all Sales/Service Counter in the Condominium Lobby for the "Verde Condominio" or any other venture which is not for the sole purpose of selling ESJ Tower Timeshares, with title and deed, for the Interval of time specified in the Master Deed.
3. Cease and Desist use of other common areas, such as the pool area for the sale of timeshares for the "Verde Condominio".
4. Open, immediately, the parking area in the mezzanine usurped for the exclusive use of offices of ESJ Towers, Inc. This too violates the Master Deed.
5. Immediately replace ESJ Towers letters on façade of building.
6. Replace pool lanes.
7. Immediately remove all signage that is not ESJ Towers Condominium including: Mare, Keith St Clair, St Clair Collection, Azul or any other name not ESJ Towers Condominium.

8. Cease and Desist use of the Common Elements of the Condominium for personal use not related to ESJ Tower including the Lobby, Pool and other rooms in the Condominium paid for by the Co-Owners of the Condominium.
9. Provide all documents previously requested including minutes of annual meetings, attendance records, financial statements, certified copy of bylaws, list of all timeshare owners.
10. Sever any and all water, sewer, electric and fiber optic connection between our property and the adjacent property
11. Immediately resign from the Board of the Council of Co-Owners or the management company Board as being on both is a clear conflict of interest.
12. Clear all debris from children's playground area adjacent to beach entrance and restore.
13. Restore the taxi waiting area and discontinue use of that area for personal and VIP parking. We are all VIPs
14. Do not send me invoices from unknown entities as I owe nothing to Mare, Azul or St Clair.
15. Return all the monies illegally billed to vacation owner for renovations not approved and not accomplished.
16. Return all the monies illegally billed to Full Owners for insurance assessment when they were not approved and the work was never performed.

Please reply within 5 days. Failure to do so will result in legal action. Failure to reply will be construed as refusal to comply.

Cordially,

Maria Sandy Roldos