

**From:** Kevin Sherratt ksherratt@nvisiondc.com  
**Subject:** MR MALDONADO LETTER DATED 25 SEPTEMBER 2021  
**Date:** September 26, 2021 at 3:07 PM  
**To:**



Dear Palma Vista BOD and Owners,

Good day! Reference the attached letter from Mr Maldonado.

1.

Reading Mr Maldonado's letter (attached) it is apparent that he is resentful and confused of the fact that I am communicating with all owners through a Google Groups email account. Due to the bullying behavior Mr Maldonado exhibited, not only at the General Assembly, but at many other assemblies I have no confidence that as President of the Palma Vista HOA, Mr Maldonado is going to act in the best interests of the entire community. Mr Maldonado's recent letter to penthouse owners is testament that he is already making decisions that he has no authority to do, creating a false narrative and spreading misinformation, and I am concerned that this is going to continue. Therefore, as a current member of other HOA Boards and as an ex-board member of Palma Vista Villas Community, my motive in improving owner communications is to ensure that Mr Maldonado is clear that his role as President is to act for everyone and not for his own self-interests, and I intend to ensure that Mr Maldonado is held accountable for his actions.

2.

I also wish to make it very clear that all recent communications have come directly from me. I request that Mr Maldonado cease and desist including Dr Munoz's name in my personal communications as it appears that Mr Maldonado is conducting some sort of vendetta against Dr Munoz and it must stop. At the General Assembly Mr Maldonado's bullying tactics used against Dr Munoz were clear for all to see.

3.

In 2010 I designed and implemented a website for the Palma Vista HOA at no cost to the community. I have been administering and developing this website since that time and with no cost to the community. As an owner who has been intimately involved with communications at Palma Vista and as owner and administrator of the website, I have every right to create a Google Groups email so that owners can communicate transparently and with the knowledge that their email addresses are being kept private. This is something I had been working on before the General Assembly. No other owner has given the thought or devoted their personal time to do this.

4.

Since 2010 the email details of all owners has been available on the Palma Vista HOA website. **At no time has Mr Maldonado been denied access to this information.** The fact that he could not be bothered to access this information on the website is his problem. The website is currently offline because it is being updated following the General Assembly. I have been updating the website with all recent emails and documents etc., and the website should be available to owners very soon. This website is protected so that only owners have access by password.

5.

The BOD has no authority to restrict my communication to owners and the fact that Mr Maldonado considers that such authorization is required raises a big red warning flag. The 2020 Puerto Rican Condominium Law No 129 is clear in its intent that an owner can email other owners to call for an Extraordinary Assembly. That being said, there is nothing in the PR Condominium Law No 129-2020 or the Palma Vista Master Deed that prohibits any owner being able to contact other owners, individually or as a group, with their concerns,

best practices and general issues etc. I heretore I am speechless that the President is now trying to prohibit free and open dialogue between owners without his authorization.

6.

While the BOD is required to send official communications through the administration, as an owner and non-board member I am not constrained to such requirements.

7.

In his letter, Mr Maldonado has apologized to owners for any inconvenience my emails have caused to owners. I am unclear at actually what inconvenience is being caused to owners other than having to press the delete key if anyone does not wish to read the content of my emails. Currently I have seven owners who have contacted me and who are in agreement with the Google Groups email account.

8.

I take this opportunity to request the President to cease and desist his bullying and threatening tactics. To reiterate, the BOD has no authority to restrict or redact any of my communications with owners, which must remain on file as a permanent record. I am happy to take this matter up with DACO if necessary.

### **BOD MINUTES**

As was the practice with the previous BOD, I would like to request copies of all meetings held by the current Board since its election. I would also like a copy of the engineer's report representing all of the owners during the fixing and painting of the building.

### **EXTRAORDINARY ASSEMBLY**

As requested in my previous emails and as authorized by 2020 Puerto Rican Condominium Law No 129 I request the BOD provide a date for an Extraordinary Assembly to discuss the following:

1.

The status of the new bylaws; and

2.

The President's recent letter (attached) giving penthouse owners a choice whether or not to have roofs surfaces sealed (a letter that I contend to be unlawful). Since its inception Palma Vista has suffered infiltration problems. To permit penthouse owners to choose whether or not to have roofing surfaces properly sealed is a poor decision, notwithstanding the fact that the President does not have the authority to sanction this.

I request this advice be provided no later than 1st October 2021.

Kindest regards,

Kevin Sherratt



**PALMA VISTA HOMEOWNERS ASSOCIATION**  
PO Box 9484 Bayamón PR 00960-9484

25 de septiembre de 2021

Re: Correo Electrónico Sr Kevin Sherratt

Saludos a todos los Titulares,

En los pasados días el ex presidente del Condominio Palma Vista, Sr. José Muñoz y el Sr. Kevin Sherratt, enviaron un comunicado a los Titulares beneficiándose del privilegio de tener el listado de correo electrónico de todos los Titulares; privilegio con el que no contamos los demás Titulares de Palma Vista y que mientras dirigieron la pasada Junta le negaron a todos, incluyendo a este servidor. En el día de hoy el Sr. Sherratt envía varios correos electrónicos, tomando ventaja de ese privilegio nuevamente. La Junta de Directores lamentamos tal situación y le pedimos disculpas a todos los Titulares por los inconvenientes que estas comunicaciones les puedan estar causando.

Aprovechamos para informar que en los próximos día estaremos enviando un comunicado reaccionando al primer comunicado enviado durante el día de hoy por el Sr. Sherratt.

Le recordamos al Sr. Muñoz y al Sr. Sherratt que ya ustedes dos no pertenecen a la Junta de Directores del Condominio Palma Vista. Además, le recordamos que la actual Junta de Directores no les ha autorizado a estar enviando comunicados a los Titulares del Condominio ni les ha solicitado crear una cuenta de correos electrónicos en Google con la dirección de correo de los Titulares del Condominio Palma Vista. Toda comunicación oficial del Condominio Palma Vista es y será enviada a través del correo electrónico de la administración; de ningún otro. Por tal razón le solicitamos al Sr. Muñoz y al Sr. Sherratt que, de manera inmediata, cesen y desistan de tal práctica.

Muy respetuosamente,



Walter Maldonado  
Presidente Junta de Directores  
Condominio Palma Vista



**PALMA VISTA HOMEOWNERS ASSOCIATION**  
PO Box 9484 Bayamón, PR 00960-9484

23 de septiembre de 2021

Saludos Titular,

Queremos conocer su interés en que se le dé tratamiento de sellado al techo de las escaleras y terraza privativa de su apartamento, por la compañía Sport Painting. De no estar interesado procederemos a reembolsar la cantidad que haya pagado para este propósito. Por favor, contestar su interés en el espacio provisto a continuación.

- Si, intereso que el techo de mi terraza privativa sea sellada por Sport Painting
- No intereso que el techo de mi terraza privativa sea sellada por Sport Painting

\_\_\_\_\_  
Firma del Titular

\_\_\_\_\_  
Fecha

**Respuestas deben ser recibidas a no más tardar del viernes 01 de octubre, del 2021.**

Respuestas no recibidas, o recibidas posterior a esta fecha, serán consideradas como un "SI"

Atentamente,

Walter Maldonado Presidente  
Junta de Directores  
Condominio Palma Vista