



Stephen Boerner &lt;stephen.boerner@gmail.com&gt;

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**Demand Letter**

13 messages

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**Steve Boerner** <stephen.boerner@gmail.com>

Mon, Mar 10, 2025 at 1:58 PM

To: lamarchesino@kurfiss.com, Juliana Martell &lt;martell@kurfiss.com&gt;, Juliana Martell &lt;julianamartell@gmail.com&gt;

Cc: Melissa &lt;melissabemer@gmail.com&gt;, Stephen and Melissa Boerner &lt;stephenandmelissaboerner@gmail.com&gt;

Bcc: Stephen Boerner &lt;stephen.boerner@gmail.com&gt;

Juliana &amp; Joan,

See attached Demand Letter and respond accordingly to this urgent matter per the timelines specified within.

Stephen J. Boerner

**Demand Letter - Kurfiss Sotherbys International Realty.pdf**

136K

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**Melissa Bemer** <melissabemer@gmail.com>

Mon, Mar 10, 2025 at 2:57 PM

To: Steve Boerner &lt;stephen.boerner@gmail.com&gt;

Cc: lamarchesino@kurfiss.com, Juliana Martell &lt;martell@kurfiss.com&gt;, Juliana Martell &lt;julianamartell@gmail.com&gt;, Stephen and Melissa Boerner &lt;stephenandmelissaboerner@gmail.com&gt;

Good afternoon,

I will follow-up with you all about this once I speak with my attorney.

Thanks,  
Melissa

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**Juliana Martell** <julianamartell@gmail.com>

Mon, Mar 10, 2025 at 2:56 PM

To: Steve Boerner &lt;stephen.boerner@gmail.com&gt;

Cc: lamarchesino@kurfiss.com, Melissa &lt;melissabemer@gmail.com&gt;, Stephen and Melissa Boerner &lt;stephenandmelissaboerner@gmail.com&gt;

Hi Steve,

I'm sorry to hear that you've been so unhappy with my services - I would never want anyone to feel like they have to work with me if they don't want to.

I will send a termination document shortly - once all parties sign I can remove the listings for both rent and sale.

Thank you,  
Juliana

On Mon, Mar 10, 2025 at 1:58 PM Steve Boerner &lt;stephen.boerner@gmail.com&gt; wrote:

[Quoted text hidden]

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Best regards,

**Juliana Martell**, Broker Associate  
Licensed in NJ and PA

Kurfiss Sotheby's International Realty  
1631 Locust St, Suite 300  
Philadelphia, PA 19103  
215.735.2225 o  
856.366.0224 c  
[martell@kurfiss.com](mailto:martell@kurfiss.com)  
[kurfiss.com](http://kurfiss.com)  
[Learn more about me on Zillow](#)

**WARNING** – Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call our office immediately to verify any wire instructions received.

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**Steve Boerner** <stephen.boerner@gmail.com>  
To: Karen Oglesby <Karen@cpihome.com>  
Cc: Melissa <melissabemer@gmail.com>

Mon, Mar 10, 2025 at 4:13 PM

Karen,

I am writing to formally notify you that a demand letter (attached as a PDF, sent today) has been issued to Juliana Martell and her supervisor at Kurfiss Sotheby's International Realty.

This email formally serves as Notification to both Chancellor properties and the HOA Board of Executives for the Commons at New Street.

This action stems from Juliana's egregious undisclosed conflict of interest and her failure to disclose critical, conflicting information to the co-owners of 4CD.

Juliana currently holds dual roles: fiduciary representative on the Board of Executives for The Commons at New Street and seller's agent for condominium #4CD within the New Street Commons condominium community.

This blatant dual agency requires the boards attention.

The attached demand letter issued to Juliana addresses her in her capacity of a realtor. as a realtor and lays out the grievance in detail.

Because I must, In her role as a HOA Board member, I am putting both the Board and Chancellor Properties, on notice.

I have no evidence, nor did I seek to find it, as to whether Juliana disclosed her conflict of interest and obligation as our realtor to the HOA.

Such a conflict, especially involving delinquencies she's privy to, is untenable without full disclosure and consent from all parties.

No such disclosure occurred as it should have been given to us.

Our relationship with Juliana is terminated, effective now.

Additionally, as I've previously demanded—and I'm reiterating with urgency—send me all current documentation representing the bylaws of the governing HOA Board of Executives.

The Condo Cafe app (and web-browser portal) fails to display this information anywhere.

Board member Larry confirmed to me by-laws are not made readily available, which is unacceptable.

Further, the email announcing the upcoming annual board meeting claimed financials were attached. They were not. They were omitted.

I demand the following, and I expect compliance without delay:

1. The complete 2024 financials, forwarded to me immediately.
- The 2024 financials that were said to be attached, but were not attached to the recent email blast regarding the recent Annual Board Meeting. They were omitted.
2. The minutes from the most recent board meeting.

I will be dissecting the bylaws governing board member conduct, the privacy policy, and whether my personal delinquency data was properly safeguarded. I'm assuming—for now—that delinquencies are aggregated and discussed generally at meetings, with specifics restricted to board members.

The minutes and bylaws will prove or disprove this.

3. The exact verbiage and terms of the April 1, 2025 changes to delinquencies.

Note: It is not Larry's responsibility to reply casually over text message with such terms being requested and so I do not hold Larry accountable as he has been a resource that I trust, respect, and appreciate.

4. Confirmation as to Juliana's reelection as board member.

Please also refer to my previous email sent over the weekend if it went unread.

This is not a request—it's a directive.

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**Demand Letter - Kurfiss Sotherbys International Realty.pdf**

136K


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**Karen Oglesby** <karen@cpihome.com>  
To: Steve Boerner <stephen.boerner@gmail.com>  
Cc: Melissa <melissabemer@gmail.com>

Tue, Mar 11, 2025 at 2:47 PM

Steve-

Per your request, please see the below information.

Please see a link here to the ByLaws for The Commons at New Street.  [By Laws.pdf](#). They are also on the community website and have been for years. Go to [www.cpihome.com](http://www.cpihome.com) then Resident Log In- Documents, Condominiums, The Commons (password is 246new), Documents,

The minutes for the last meeting are not yet available.

The December 2024 financials are attached.

I sent you the new Late Fee and Interest policy last night.

Juiana Martell was re-elected to the board last week and a notice was emailed to all owners earlier today.

Let me if you have any further questions.

Karen Oglesby CMCA, AMS

Chancellor Properties Inc.

P.O. Box 148

Ridley Park, PA 19078

(484) 483-2715

(866) 287-8807 emergencies

**From:** Steve Boerner <[stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)>  
**Sent:** Monday, March 10, 2025 4:13 PM  
**To:** Karen Oglesby <[karen@cpihome.com](mailto:karen@cpihome.com)>  
**Cc:** Melissa <[melissabemer@gmail.com](mailto:melissabemer@gmail.com)>  
**Subject:** Fwd: Demand Letter

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 **Dec 2024 Financials.pdf**  
710K

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**Steve Boerner** <[stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)> Thu, Mar 13, 2025 at 4:39 PM  
To: [dpearson@kurfiss.com](mailto:dpearson@kurfiss.com), [donald.pearson@sothebysrealty.com](mailto:donald.pearson@sothebysrealty.com)  
Cc: Juliana Martell <[julianamartell@gmail.com](mailto:julianamartell@gmail.com)>, [linda@kurfiss.com](mailto:linda@kurfiss.com), [lamarchesino@kurfiss.com](mailto:lamarchesino@kurfiss.com),  
[compliance@sothebysrealty.com](mailto:compliance@sothebysrealty.com), [compliance@kurfiss.com](mailto:compliance@kurfiss.com), [legal@sothebysrealty.com](mailto:legal@sothebysrealty.com), [luisa.ramondo@sothebysrealty.com](mailto:luisa.ramondo@sothebysrealty.com),  
[linda.krickdanese@sothebysrealty.com](mailto:linda.krickdanese@sothebysrealty.com), [legal.department@sothebysrealty.com](mailto:legal.department@sothebysrealty.com), [franchise.compliance@sothebysrealty.com](mailto:franchise.compliance@sothebysrealty.com),  
[legal@kurfiss.com](mailto:legal@kurfiss.com), Melissa <[melissabemer@gmail.com](mailto:melissabemer@gmail.com)>

Dear Mr. Chairman,

This email is very urgent and requires your attention. Relevant employees of Kurfiss Sotheby's International Realty have been cc'd.

**Please see the attached PDF titled:** Legal-Demand-Kurfiss-Sothebys-3-13-25

Thank you for your attention to this matter. I will look for responses as I suspect, and hope, your firm acts quickly.

Sincerely,

Stephen J. Boerner

----- Forwarded message -----

**From:** Steve Boerner <[stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)>

**Date:** Mon, Mar 10, 2025 at 1:58 PM

**Subject:** Demand Letter

**To:** <[lamarchesino@kurfiss.com](mailto:lamarchesino@kurfiss.com)>, Juliana Martell <[martell@kurfiss.com](mailto:martell@kurfiss.com)>, Juliana Martell <[julianamartell@gmail.com](mailto:julianamartell@gmail.com)>

[Quoted text hidden]

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**2 attachments**

 **Demand Letter - Kurfiss Sotherbys International Realty.pdf**  
136K

 **Legal-Demand-Kurfiss-Sothebys-3.13.25.pdf**  
98K

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**Mail Delivery Subsystem** <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
To: [stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)

Thu, Mar 13, 2025 at 4:39 PM



## Address not found

Your message wasn't delivered to **legal@sothebysrealty.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. [DS1PEPF00017098.namprd05.prod.outlook.com 2025-03-13T20:39:42.080Z 08DD5F3C3B80DA1D]

Final-Recipient: rfc822; [legal@sothebysrealty.com](mailto:legal@sothebysrealty.com)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [sothebysrealty-com.mail.protection.outlook.com](https://sothebysrealty-com.mail.protection.outlook.com). (52.101.8.46, the server for the domain [sothebysrealty.com](https://sothebysrealty.com).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. [DS1PEPF00017098.namprd05.prod.outlook.com 2025-03-13T20:39:42.080Z 08DD5F3C3B80DA1D]

Last-Attempt-Date: Thu, 13 Mar 2025 13:39:42 -0700 (PDT)

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 **noname**  
4K

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: [stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)

Thu, Mar 13, 2025 at 4:39 PM



## Address not found

Your message wasn't delivered to **legal.department@sothebysrealty.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. [DS1PEPF00017098.namprd05.prod.outlook.com 2025-03-13T20:39:42.190Z 08DD5F3C3B80DA1D]

Final-Recipient: rfc822; [legal.department@sothebysrealty.com](mailto:legal.department@sothebysrealty.com)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [sothebysrealty-com.mail.protection.outlook.com](mailto:sothebysrealty-com.mail.protection.outlook.com). (52.101.8.46, the server for the domain [sothebysrealty.com](https://sothebysrealty.com).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. [DS1PEPF00017098.namprd05.prod.outlook.com 2025-03-13T20:39:42.190Z 08DD5F3C3B80DA1D]

Last-Attempt-Date: Thu, 13 Mar 2025 13:39:42 -0700 (PDT)

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 **noname**  
4K

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**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: [stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)

Thu, Mar 13, 2025 at 4:39 PM



## Address not found

Your message wasn't delivered to **legal@kurfiss.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. [SJ1PEPF000026C9.namprd04.prod.outlook.com 2025-03-13T20:39:42.089Z 08DD6097FB5C0206]

Final-Recipient: rfc822; [legal@kurfiss.com](mailto:legal@kurfiss.com)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [kurfiss-com.mail.protection.outlook.com](mailto:kurfiss-com.mail.protection.outlook.com). (2a01:111:f403:c902::14, the server for the domain [kurfiss.com](https://kurfiss.com).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. [SJ1PEPF000026C9.namprd04.prod.outlook.com 2025-03-13T20:39:42.089Z 08DD6097FB5C0206]

Last-Attempt-Date: Thu, 13 Mar 2025 13:39:49 -0700 (PDT)



**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>  
To: stephen.boerner@gmail.com

Thu, Mar 13, 2025 at 4:39 PM



## Address not found

Your message wasn't delivered to **compliance@kurfiss.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 5.4.1 Recipient address rejected: Access denied. [SJ1PEPF000026C9.namprd04.prod.outlook.com 2025-03-13T20:39:41.995Z 08DD6097FB5C0206]

Final-Recipient: rfc822; [compliance@kurfiss.com](mailto:compliance@kurfiss.com)

Action: failed

Status: 5.4.1

Remote-MTA: dns; [kurfiss-com.mail.protection.outlook.com](mailto:kurfiss-com.mail.protection.outlook.com). (2a01:111:f403:c902::14, the server for the domain [kurfiss.com](https://www.kurfiss.com).)

Diagnostic-Code: smtp; 550 5.4.1 Recipient address rejected: Access denied. [SJ1PEPF000026C9.namprd04.prod.outlook.com 2025-03-13T20:39:41.995Z 08DD6097FB5C0206]

Last-Attempt-Date: Thu, 13 Mar 2025 13:39:49 -0700 (PDT)



**Steve Boerner** <stephen.boerner@gmail.com>  
To: Juliana Martell <julianamartell@gmail.com>, [linda@kurfiss.com](mailto:linda@kurfiss.com)

Fri, Mar 14, 2025 at 8:30 AM

Dear Linda,

I have made multiple attempts to contact you, the chairman, and other representatives at your brokerage regarding my property.

Despite these efforts, I have not received any response from your team.

This lack of communication is concerning, particularly as your brokerage continues to market my property without proper authorization.

This activity may potentially violate applicable real estate regulations and my rights as the property owner.

I request a response by noon today regarding:

1. The immediate cessation of unauthorized marketing activities for my property (WITH FROM MLS IMMEDIATELY )
2. Acknowledgment of my previous communications and response address the point I wish to not repeat.

I was also going to do the courtesy of not escalating Juliana's actions of conflict of interest and the deceitful renewal practice behind the HOA board and property management company.

Regardless of your actions today, I'm running this up the ladder to all oversight organizations related to the role of realtor and the state of Pennsylvania and nationally within the National Association of Realtors (NAR).

Just please already, a response. Would be lovely.

[Quoted text hidden]

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## 2 attachments



**Demand Letter - Kurfiss Sotherbys International Realty.pdf**  
136K



**Legal-Demand-Kurfiss-Sothebys-3.13.25.pdf**  
98K

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**Melissa Bemer** <melissabemer@gmail.com>

Fri, Mar 14, 2025 at 11:51 AM

To: Steve Boerner <stephen.boerner@gmail.com>

Cc: lamarchesino@kurfiss.com, Juliana Martell <martell@kurfiss.com>, Juliana Martell <julianamartell@gmail.com>, Stephen and Melissa Boerner <stephenandmelissaboerner@gmail.com>

Juliana, Joan and Steve,

I just submitted the docuSign terminating Kurfiss services. I signed this document terminating the services for my own reasons, not for the reasons Steve identified in his demand letter sent on 3/10/25.

Thanks,  
Melissa

[Quoted text hidden]

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**Steve Boerner** <stephen.boerner@gmail.com>

Fri, Mar 14, 2025 at 1:54 PM

To: Juliana Martell <julianamartell@gmail.com>

Please withdraw MLS. Confirm when complete

[Quoted text hidden]