



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

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**Demand Letter**

5 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:

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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**

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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**

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