

## Sheffield O Update

by Donald Foster

On November 2nd, W.P.R.F., owner of Century Village's recreational facility, along with six Sheffield O homeowners, filed a civil lawsuit against Donald Kelly, majority shareholder at the Sheffield O condominium.

According to court documents obtained by the UCO Reporter, the plaintiffs cite Kelly's written intention to "dissolve the Condominium Association of Sheffield O". Kelly, through his attorney, later retracted that statement.

The lawsuit describes the difficult conditions faced by Sheffield O homeowners over the past months, including transient rentals and rentals to persons under 55 years of age, including children. Attempts by Sheffield O homeowners to obtain information about Kelly's tenants were, according to the court documents, rebuffed by the defendant.

The plaintiffs have asked the Court for injunctive relief for the conditions that they have been forced to live in and allege that Kelly, as president and majority shareholder in their condominium, committed "breach of fiduciary duty" in his management of Sheffield O and "intentional infliction of emotional distress" when he sent written communication that implied that they "would be forcibly evicted from their homes...effectively rendering these seniors homeless".

W.P.R.F also alleges that Kelly's "flagrant disregard of...condominium covenants" and "proposed modifications" to Sheffield O's bylaws, "are inconsistent with the long established retirement neighborhood themes" and "diminish the value of the subject units."

The UCO Reporter will continue to monitor this developing story, and provide additional updates as events happen.