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JAN 02 2026

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS



From: [Robert Sterin](#)
To: [Shareece N. Bates](#)
Subject: Re: ROBERT STERN BOARD SERVICE ELIGIBILITY
Date: Friday, January 2, 2026 1:48:36 PM

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Hi Shareece

Thanks very much for the information. First a minor point. I believe the agreement and order reflect an effective date of June 7 the date the order was "approved". The bigger point is that as you mentioned is that I do request a waiver be placed before the Commission and because the Commission does not meet until March 10-12 it is the same as it was when the agreement was originally agreed to in 2016. There is always a delay. But it does say what it says.

As a matter of equity I did not serve the required 10 election cycles because they typically start May 1 and it took time for the paperwork to catch up as is the case with a time lag for this request. There was a meeting of the minds in 2016 and a deal made and I did not and will not have served for 10 years which was the intent of the Parties. So the spirit of the agreement has been reached.

The Nominations for election to the SCA Board close at the end of February 2026 prior to this request being considered by the Commission so I will submit my application for service subject to working this matter out with the Commission amicably. The Commission can also for the record acknowledge the request and vote that no further action will be taken against me should I be elected and begin service effective May 1, 2026. That is my request.

I am also open to other Commission suggestions.

Thanks for your assistance with this matter.

Robert Stern


On Jan 2, 2026, at 1:16 PM, Shareece N. Bates <sbates@red.nv.gov> wrote:

Hello Mr. Stern,

Thank you for reaching out to the Division for clarification on the terms of your Stipulation and Order for Partial Settlement of Disciplinary Action. I reviewed the copy of the signed and filed document to confirm the dates and information.

The signed stipulation was presented to the Commission on June 7, 2016, where it was approved and the stipulation signed by then acting chair, Barry Breslow. The order was then filed by the commission on June 16, 2016. This is the effective date of the order and the timeframe of which your 10-year clock starts. Therefore, if elected, you would be eligible to serve on a board after June 16, 2026. Your emails mentioned a "waiver"; the Division does not have the authority to *waive* the terms of any order, that can only be done by the Commission. If you wish to seek such a waiver, you may send me an email request and I can place you on the agenda of the upcoming meeting, which is scheduled for March 10-12, 2026.

I hope that answers your question, but if not, please feel free to reach back out.

Thank you

Shareece

Shareece Bates

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<image002.jpg>

From: Robert Sterin [REDACTED]
Sent: Wednesday, December 31, 2025 2:53 PM
To: CICOMBUDSMAN <CICombudsman@red.nv.gov>

Subject: Re: ROBERT STERN BOARD SERVICE ELIGIBILITY

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Greetings

Further research does show that I signed the document before a Notary in Brunswick County North Carolina on May 26, 2016 which means that this deal was struck weeks earlier as I awaited the paperwork and then had to return it. It is true that the documentation does state that the period of 10 years starts from the date the stipulation and order is approved by the Commission which is June 7, 2016.

It is also true that THE DIVISION may choose not to proceed against me so I am asking you as a matter of equity that the DIVISION grant me approval to begin serving May 1, 2016 and I can begin a candidacy which does not violate the stipulation and order.

If the DIVISION has a problem with that then the date the Commission approved and ordered is June 7 2016 and I can simply wait until June 8th to begin serving as that would meet the exact language of the agreement. If the DIVISION required I could disclose to the Community. However again I did meet the intent of the order of 10 election cycles. And it is my belief that Administrator Joseph Decker, Asst. DA Michelle Briggs and Ombudsman Sharon Jackson would all have approved this equity waiver as they were always fair and just and reasonable.

Please guide me and hopefully you will agree that the spirit of the agreement and stipulation have been met and that you can agree that I may proceed. I await your blessing.

Thanks

Robert Stern

On Dec 30, 2025, at 5:29 PM, Robert Stern

wrote:

Greetings

I spoke with Isabella this afternoon explaining that I entered into a voluntary agreement and settlement with NRED in early 2016. I don't remember the exact dates but when looking on line I found the Commissions minutes from June 7-9 2016 whereby Michelle Briggs in a matter before the Commission indicates that my matter had been concluded and the Commission approved that voluntary settlement.

My recollection is that we agreed in April or earlier but the paperwork took some time to catch up.

I am seeking NRED's ok and confirmation that I may now serve on Sun City Anthem Board of Directors hopefully effective May 1, 2026 if elected. The election process begins now with filing of nomination which I am preparing to do. If the dates are off a little I am asking NRED to waive the short days or as an alternative note the date on which service can begin if elected.

The spirit of the order has been met and there is no prohibition of running for election; there is only a prohibition from serving. for 10 years. And I haven't. The June 7-9 2016 dates of the Commission indicate that NRED should not have any objection waiving some days in May if needed as the order has been substantively adhered to.

My understanding is that Shareece Bates will be getting back to me by phone by early next week at the latest and that I will get a written email confirmation at this email so that I can with evidence claim eligibility.

This is most significant as Counsel Gregory Kerr as well as GM Jessica Smukal have been acting in violation of the governing documents with impunity and will probably oppose my nomination as I have called for both of their terminations in writing. And the current board is at war with each other violating the governing documents at will as well as NRS116.

As Ms. Merriweather knows as she has a history with me I have ZERO respect for NRED and its Investigative unit incompetence and believe that only elections of competent individuals to the Board can solve good governance issues. i am anxious to file my application of candidacy. Time is of the essence.

Thank you Isabella for your courtesy as well as your competence. It was refreshing.

Robert Stern



SCACAI homeowner