



42nd
ANNUAL

Housing Conference

"Your Bridge to Enhanced Understanding of Board Responsibilities"

CONFERENCE
PROGRAM
& DIRECTORY
OF PRODUCTS
& SERVICES

SUNDAY, NOVEMBER 13, 2022 / 8:45 AM - 4:45 PM



Council of New York Cooperatives & Condominiums INFORMATION, EDUCATION AND ADVOCACY

850 7th Avenue • Suite 1103 • New York, NY 10019-5230

42nd Annual **HOUSING CONFERENCE**

Sunday, November 13, 2022

The Council of New York Cooperatives & Condominiums welcomes you to its 42nd Annual Housing Conference, once again in virtual format. We are pleased to have you with us today to gather information in your classes, to hear from CNYC leaders and honored guests in our Plenary Session and for information about products and services for your cooperative or condominium. We hope to meet in person next year, to provide you with networking opportunities and with an Exhibit Hall to again see the products and services mentioned in our Directory. Please keep this program to refer to throughout the year for the names and contact information for our speakers and for the Directory of Products and Services, which follows the speakers' biographies.

INFORMATION-PACKED CLASSES ON A VARIETY OF PERTINENT TOPICS

Listed on the pages that follow are the classes offered this year. You will receive individual links to the each class that you have selected and to the Plenary Session.

PLENARY SESSION

One advantage of a virtual Conference is that we are able to bring everyone together at 1:15 for a Plenary Session to hear from our Keynote Speaker, Laura Popa, Deputy Commissioner for Sustainability at the Department of Buildings and Honored Guests, Howard Rothschild, President of the Realty Advisory Board on Labor Relations, Inc. and Gale Brewer, City Council Representative for District 6 in Manhattan. CNYC leaders will also provide updates on issues that could affect our homes, and, if time permits, questions submitted on chat will be addressed.

DIRECTORY OF PRODUCTS & SERVICES

This Program contains a Directory of Products and Services which follows the speaker biographies. There you will find products and services of interest to your cooperative or condominium. Companies and Agencies are listed alphabetically and then cross referenced by the products or services they offer.

EVALUATION FORMS

Candidates for CLE or CPE credits must complete and sign evaluation forms sent with the materials for those classes. Online evaluations will be distributed five minutes before the end of each of your classes. Please help us improve CNYC's Housing Conference by commenting on each class that you attend. If you have further thoughts to share please send them to CNYC by mail to 850 7th Avenue, Suite 1103, New York, NY 10019-5230 or by e-mail to info@CNYC.coop.

COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS

42ND ANNUAL HOUSING CONFERENCE

THE COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS

The **Council of New York Cooperatives & Condominiums** (CNYC Inc.) is a membership organization for housing cooperatives and condominiums. Formed in 1975, it serves a growing constituency through its notices and publications, its website (www.CNYC.coop), its advocacy efforts, its meetings and classes, its studies of aspects of cooperative living and its relationships with local, national and international organizations.

CNYC follows legislative issues and tax questions and plays a significant advocacy role. Its classes and meetings help make members aware of issues affecting their homes; of mandated modifications to their buildings; of maintenance and energy conservation opportunities; of sound management practices and reasonable policies.

In 1996, CNYC's **Action Committee for Reasonable Real Estate Taxes** helped obtain property tax abatements for home owners in cooperatives and condominium in New York City; these abatements have been extended six times, through June 30, 2023; they are now available only to home owners for whom their cooperative or condominium unit is their primary residence (plus up to 2 additional units in the same cooperative or condominium as the primary residence). A Prevailing Wage requirement is also imposed on building with higher assessed value. The Action Committee continues to crusade for a property tax system that will deal fairly and equitably with all New York City tax payers.

In 1997, CNYC helped secure legislation enabling condominium associations to borrow money. The same year saw the creation of a separate resolution part in Housing court for cases involving cooperatives and condominiums

In 1998 CNYC persuaded the Internal Revenue Service not to apply IRC Section 277 to housing cooperatives.

When the City passed a new lead paint law in 2004, CNYC secured for resident shareholders and unit owners the same treatment as any other home owners.

In 2006-2008, together with many other groups, CNYC participated in discussions with the Department of Buildings about Local Law 11(FISP); eventually bringing about a rolling system of filing deadlines beneficial to buildings and service providers alike.

At the request of CNYC and the National Association of Housing Cooperatives, Congress passed legislation in 2007 modifying the '80/20' rule in Section 216 of the Internal Revenue Code. This change is of great benefit to housing cooperatives.

In 2010, CNYC had a leadership role organizing opposition to a proposed FHFA Guidelines that would have been detrimental to cooperatives and condominiums with transfer fees.

Since Tropical Storm Sandy, CNYC has worked with other groups nationwide to promote legislation that would enable FEMA to provide grants to housing cooperatives and condominiums to replace or restore building systems damaged in a disaster.

Legislation enabling seniors in New York cooperatives to access reverse unit loans was signed into law in December 2021. CNYC is active in efforts to quickly implement this law.

CNYC is supported by dues from member cooperatives and condominiums and by professional subscriptions. Member buildings receive all CNYC publications and messages. They can take part in special purchases arranged by the Council, including web domains with the distinctive dot coop suffix. Members can send representatives to CNYC functions, and can call upon CNYC for information or advice, and can participate in the election of the Executive Board of CNYC. Professionals who offer services to cooperatives and condominiums can become Professional Subscribers to CNYC, receiving all publications and invitations to CNYC programs at subscriber rates; however they cannot vote in CNYC elections or serve on the Executive Board. CNYC maintains an office at 850 7th Avenue in Manhattan. Contact CNYC by phone (212) 496-7400 or e-mail to info@CNYC.coop.

The Action Committee for Reasonable Real Estate Taxes

The Action Committee for Reasonable Real Estate Taxes works for fair, affordable, predictable property taxes for all NYC taxpayers. Founded in 1990, the Action Committee was very instrumental in promoting the program of tax abatements for home owners in NYC cooperatives and condominiums, which has been in place since 1997. The Action Committee continues to strive for a long term tax reform program. Your personal participation and financial support will help the Action Committee win its crusade for tax fairness. The next meeting of the Action Committee will be held on February 15, 2022.

MORNING CLASSES – 8:45 AM

101. CURRENT SIGNIFICANT LEGAL DECISIONS

A swift but careful study of court decisions made during the year, with comments and insights about how New York cooperatives and condominiums are affected.

Speaker : Marc J. Luxemburg, Esq.

102. HOW DOES YOUR BUILDING WORK?

Clear, non-technical explanations of building systems – the elevator, the boiler, the water tank, meters, etc.

Speaker : Peter Grech

103. LOCAL LAW 97 COMPLIANCE CHALLENGES

New York City's ambitious carbon reduction legislation will require major changes in most affected buildings. Planning will be the key to compliance.

Speakers : Michael Wolfe, Kelly Dougherty and Peter Varsalona

104. THE TREASURER'S RESPONSIBILITIES

A review of the diverse responsibilities of the board Treasurer, overseeing the financial health of the cooperative or condominium

Speakers : Robert Mellina, CPA and Jayson Prisand, CPA

105. YOUR BUILDING SERVICE EMPLOYEES

Advice on motivating, deploying and – if necessary – disciplining building employees.

Speakers : Howard Rothschild, Esq. and Margie Russell

106. ASK UHAB: HOW TO IMPROVE YOUR FINANCIAL POSITION

Advice to help you optimize budget planning, control spending and increase savings.

Speakers : Fabio Eugenio, Anya Irons, and Emily Ng

COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS

CLASSES

107. WHAT SHOULD BE IN THE MINUTES?

Minutes are the corporate record of decisions made and policies established by the board. They should be clear and succinct and yet complete.

Speaker: Eric M. Sable, Esq.

108. TODAY'S OPTIONS FOR REFINANCING CO-OP UNDERLYING MORTGAGES

Guidelines for successful refinancing – concepts and terminology to understand.

Speakers : Theresa Racht, Esq., Mindy Eisenberg Stark, CPA, and David Lipson

109. MANAGING CAPITAL PROJECTS: Coordinating the Many Moving Parts

A review of all the factors involved in properly managing a major project.

Speaker : Stephen A. Varone, RA.

110. CASE STUDIES IN IMPROVING CONDO OPERATIONS

A focus on realistically meeting today's needs by updating the documents and policies in New York condominiums.

Speaker : Stuart M. Saft, Esq.

111. BOARD CONCERNS RE: TRUST OWNERSHIP

Guidelines for boards as they decide how to address requests for trust ownership.

Speaker : Peter Massa, Esq.

112. SKY'S THE LIMIT: ROOFTOP AMENITIES

Clear recommendation of how to plan and proceed when retrofitting existing roof space to provide new amenities for building residents.

Speaker : Eugene Gurevich, PE

113. ALL ABOUT HOUSE RULES

What should the House Rules cover? How are they amended? How are they communicated to residents?

Speaker : Deborah Koplovitz, Esq.

114. WE CAN CONTROL BUILDING COSTS

Careful review and monitoring of building expenditures can bring significant savings.

Speaker : Andrew Hoffman

MIDDAY CLASSES – 11:00 AM

201. ADMISSIONS BASICS FOR NY COOPERATIVES

Board responsibilities and best practices for establishing admissions criteria and reviewing applications.

Speakers : Arthur I. Weinstein, Esq. and Eric Kaplan

202. NEW LAWS & RULES IN NEW YORK CITY

A review of new laws, rules and regulations promulgated or pending in NYC that impact cooperatives and condominiums.

Speaker : Leon Geoxavier, RA

203. NYC ACCELERATOR:

CASE STUDIES OF FREE EXPERT HELP WITH LL 97

NYC Accelerator staff members will describe the many services they provide to help buildings understand and cope with the Climate Mobilization Act – Local Law 97– and its carbon reduction mandates.

Speakers : Andrew Chintz, Valerie Corbett and Alan Hobbs

204. WHAT TO LOOK FOR IN AN ANNUAL FINANCIAL STATEMENT

Key elements to look for when reviewing the Annual Financial Statement prepared for your cooperative or condominium by its auditor.

Speaker: Michael Esposito, CPA

205. MEDIATION TO RESOLVE DISPUTES

An explanation of the advantages of mediation and a description of what is involved.

Speaker : Pierre de Ravel d'Esclapon, Esq.

206. THE IMPORTANCE OF A WILL FOR HDFC SHAREHOLDERS

When shareholders die without a will, emotional and financial problems often occur. Learn how to prepare your own binding will to avoid these problems for neighbors and family.

Speakers : Marina Metalios and Kenneth Soto

COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS

CLASSES

207. BOARD CONCERNS RE: REVERSE MORTGAGES

Now that seniors in NY cooperatives can finally seek reverse unit loans, here are guidelines for boards and for reverse loans candidates.

Speakers : Marc J. Luxemburg, Esq. and Steve Irwin, Esq.

208. NYC PROPERTY TAX UPDATE

A review of current programs and how they are administered. Answers to your questions; CNYC goal to ensure the abatement program is extended in the spring.

Speakers : Robert Pollack, Esq, John Mulvey and Gregory Carlson

209. WATER CONSERVATION

NYC's excellent water supply is often taken for granted. Here is advice on incorporating water conservation into your long-term energy planning.

Speakers : Charles G. Sturcken, Michael Roach and Derek K. Jones

210. KEEPING RESIDENTS INFORMED

Tools and trends for successful communications.

Speakers : Lloyd Chrein, Julie Schechter, Esq. and Mark Levine

211. CONDUCTING YOUR ANNUAL MEETING: LESSONS LEARNED FROM THE PANDEMIC

Overcoming challenges to conduct successful Annual Meetings and elections, whether virtual, in person or hybrid.

Speaker : Phyllis Weisberg, Esq.

212. SERVICES TO EXPECT FROM YOUR PROPERTY MANAGEMENT COMPANY

The broad gamut of services today's management companies should provide to client buildings.

Speakers : Andrew Hoffman and Neil Davidowitz

213. BEST PRACTICES FOR CO-OP & CONDO BOARDS

An attorney, an accountant and a property manager suggest a path to efficient effective leadership of your community.

Speakers: Andrew Brucker, Esq. Rick Montanye, CPA and Michael Wolfe

214. A RESERVE STUDY/CAPITAL PLAN FOR YOUR CO-OP OR CONDO

Careful long-term planning for ongoing repair and replacement of building systems.

Speaker: Mitch Frumkin, PE

CNYC 42ND ANNUAL HOUSING CONFERENCE

PLENARY SESSION – 1:15 PM

HONORED GUESTS

KEYNOTE SPEAKER



LAURA POPA

Deputy Commissioner for Sustainability, DoB



HOWARD ROTHSCCHILD

President & CEO, RABOLR



GALE BREWER

City Council District #6

Welcoming Remarks

Introducing Board Members and Special Guests

Stuart Saft, CNYC Board Chair



Brief Updates on Key Issues

AFTERNOON CLASSES – 2:45 PM

301. DEALING WITH DIFFICULT RESIDENTS

Legal and practical strategies for coping with those residents who try the patience of their neighbors and the board.

Speaker : Stuart Saft, Esq.

302. THE BUILDING ENVELOPE:

MAINTAINING ROOF & WALLS

Advice on maintaining these crucial building components, complying with FISP (Local Law 11) requirements and ensuring building safety.

Speaker : Peter Varsalona, RE.

303. LL 97 - BOARD PERSPECTIVES OF ENERGY ADVOCATES

Comments on LL 97 by advocates who have long brought energy -optimizing measures to improve the quality of life in their own buildings.

Speakers: Ed Yaker, Mike Weiss, Chris McGinnis, McGowan Southworth and Greg Carlson

304. THE BUDGET

Guidelines for establishing and monitoring a prudent budget.

Speaker: Stephen Beer, CPA

**305. CALENDARING REQUIRED PROCEDURES AND
REGULATIONS IN SELF-MANAGED BUILDINGS**

Tracking the growing proliferation of compliance requirements for your small, self-managed building.

Speaker: Rebecca Poole

**306. ASK UHAB : FOUNDATION FOR HEALTHY CO-OPS:
COMMUNICATION & TRANSPARENCY**

A discussion of how your HDFC can promote cooperation, even in difficult times.

Speakers : Oscar McDonald, Javier Crespo, Lucia Santacruz and Emily Ng

307. INSURANCE: COVERAGES, CHALLENGES, BEST PRACTICES

A review of appropriate coverages for the building and residents. Advice on coping with escalating premiums and insurance company restrictions.

Speakers : Neil Davidowitz, Eric McPhee, Angie Castella and Neil Valsangkar

308. INTERNET ISSUES FOR PRUDENT BOARDS

Best practice for the use of the internet for board business.

Speaker : Dean Roberts, Esq.

309. SOLAR POWER FOR NYC CO-OPS AND CONDOS

Benefits of bringing solar power to your building; with guidance about procedures, costs and available incentives.

Speakers: Jose Tulia Galvez Contreras and Mary Maggio Fischer

310. ENFORCING THE RULES

Strategies for enforcing the rules while minimizing acrimony.

Speaker : Bruce A. Cholt, Esq.

311. ACCOMMODATING THOSE WITH DISABILITIES

Federal, State and City laws governing reasonable accommodations, including required notices and advice for boards receiving requests for accommodations.

Speaker : Marc H. Schneider, Esq.

312. ASK THE CONSTRUCTION ATTORNEY

Optimize your chances that your construction project will go well.

Bring your questions for answers here.

Speaker : C. Jaye Berger, Esq.

313. UNDERSTANDING YOUR HEATING SYSTEM

A clear description of the operation of your heating system to help you make optimal use of your equipment and your energy dollars. LL 97 issues will be addressed

Speakers : Fredric Goldner and Asit Patel

314. SUBLET ISSUES IN NEW YORK COOPERATIVES

Sublet policies, procedures, fees and requirements. Distinguishing roommates and guests from sublets.

Speaker: Andrew Freedland, Esq.

SPEAKERS

CONFERENCE SPEAKERS

CNYC thanks all the speakers who give generously of their time to share their expertise and insights with the participants at this Conference.

STEPHEN W. BEER, CPA, is a partner with the accounting firm of Czarnowski & Beer, representing numerous New York City cooperatives and condominiums. Mr. Beer also actively serves as President Emeritus of the New York City Chapter of the National Association of Investors Corp., a not-for-profit educational organization.

C. JAYE BERGER, Esq. is the founder of Law Offices C. Jaye Berger in Manhattan. Her firm specializes in building construction and renovation contracts and issues, co-op and condo law and litigation. Ms. Berger acts as general counsel to cooperative apartments and condominiums and has handled a wide variety of problems for them, including negotiating and drafting contracts and resolving construction related problems. She is a frequent speaker and has written numerous articles in publications such as *Habitat*, *The Cooperator*, *Real Estate Weekly*, *New York Real Estate Journal* and *The New York Post*. She is quoted in publications such as the *New York Times*. She has written books about hazardous substances in buildings and interior design law for John Wiley & Sons.

GALE A. BREWER is the City Council member for District #6 in Manhattan following eight years as Borough President for the borough of Manhattan. As Borough President, she was responsible for advising the Mayor and City Council on borough concerns, commenting on all land-use matters in the borough, advocating for the borough in the municipal budget process and appointing members of Manhattan's 12 Community Boards. In 2018 Ms. Brewer served as Chair of the Large Cities Council of the National League of Cities (NLC) and has been a member of NLC's Human Development federal advocacy committee which advocates NLC policy positions on issues involving social services, children and learning, poverty and income support, employment and workforce development, equal opportunity, Social Security and seniors, individuals with disabilities, public health care, mental health parity and immigration reform. Ms. Brewer previously served on the City Council for 12 years where she was the founding chair of the Technology Committee and led the Government Operations Committee. She sponsored key Council legislation guaranteeing paid sick leave for most hourly employees, requiring all City data be published on line and protecting domestic workers from abusive practices. Prior to that, she was Chief of Staff to Council Member Ruth Messinger, NYC Deputy Public Advocate, Director of the City's Federal Office and executive director of the Mayor's Commission on the Status of Women. Council member Brewer has an MPA from Harvard's Kennedy School of Government and did her undergraduate work at Columbia University and Bennington College.

ANDREW BRUCKER is a partner in the law firm of Armstrong Teasdale LLP. He has been a member of the NY Bar since 1976, practicing real estate law with a concentration in cooperative and condominium housing law. Mr. Brucker is a past chair of the Cooperative and Condominium Committee of the New York City Bar, and was for over a decade the CLE sub-committee chair. He is also member of the NY State Bar Association Committee on Cooperatives and Condominiums. In 1987 Mr. Brucker founded the Manhattan law firm of Schechter & Brucker, P.C., which acted as general counsel to over 200 cooperatives and condominiums. He, and the other attorneys from Schechter & Brucker, moved to Armstrong Teasdale LLP, and with his partners represent over 400 coops and condos in the Metropolitan Area. In 1996, Mr. Brucker created a Code of Ethics for the New York Association of Realty Managers (NYARM). He has been a lecturer at New York University's Real Estate Institute, the Real Estate Board of New York (REBNY) and at numerous seminars relating to co-op and condo matters. He is a regular panelist at the New York City Bar "Coop and Condo Hot Topics" CLE course and has lectured at numerous NYS Bar Association CLE programs. Mr. Brucker writes extensively for many periodicals, including his monthly Case Notes column for HABITAT. His articles have appeared in the *New York Law Journal* and *The Cooperator*, and he is frequently quoted in the *New York Times*.

SPEAKERS

GREGORY J. CARLSON is Chairman of the National Association of Housing Cooperatives (NAHC), President of the New York Association of Realty Managers (NYARM), executive director of the Federation of New York Housing Cooperatives and Condominiums, Treasurer of the board of CNYC and president of the cooperative where he lives. A real estate professional for over 30 years, Mr. Carlson provides consulting services to many New York cooperatives and condominiums. He is a Registered Apartment Manager (RAM), current New York Chapter President and a former Chair of the National RAM Organization, and a founding member and Outreach Chairman of the Action Committee for Reasonable Real Estate Taxes. Mr. Carlson holds an RCM certificate NYARM accreditation as well as the National Home Builders' Housing Credit Certified Professional (HCCP). He also serves on the Board of the Consumer Federation of America.

ANGIE CASTELLA is an Executive Vice President, a P&C client executive at York International and a leader of the residential real estate team. She has deep insurance structure, placement and claims advocacy expertise advising clients in the residential real estate industry. She specializes in condos, co-ops, multi-family rentals, shopping centers and office buildings. Ms. Castella is passionate about helping her clients solve their problems and meet their insurance needs. With a thorough review of insurance and risk management, she focuses on providing the broadest and most cost effective insurance programs. She enjoys educating her clients and making them smart risk managers and insurance consumers. Her foundation and technical expertise were formed first as an underwriter before transitioning to the brokerage side of the P&C industry, joining York International in 2000.

ANDREW CHINTZ develops and implements programs at the intersection of finance and energy efficiency at the NYC Accelerator. He brings to this a seasoned career spanning 30 year as a senior level municipal and real estate finance expert, including 24 years in diverse roles at MBIA, a municipal bond insurer. Mr. Chintz's financial experience includes marketing, transacting new business and portfolio management for a wide range of programmatic and project financings with a focus on affordable housing, and military and student housing public/private partnerships, serving state and local housing agencies and for-profit and non-profit developers/operators. As a founding Board member and Chairman of the Energy Improvement Corporation, Mr. Chintz was instrumental in developing and launching New York State's PACE program. He led demand aggregation for NYSEDA's RetrofitNY program, which is adopting the European "Energiesprong" model to drive a scalable, whole building approach for a net zero energy building solution to affordable housing. Mr. Chintz also led market development for the NYC Energy Efficiency Corporation to drive solar + storage projects in the affordable housing community development space.

BRUCE A. CHOLST, Esq. is a partner at Herrick, Feinstein LLP concentrating his practice in real estate, litigation and cooperative and condominium law. He represents cooperative and condominium clients in complex sponsor litigation, shareholder controversies, commercial and residential nonpayment actions, foreclosure suits, vendor claims and board election disputes. He also counsels clients on corporate and governance issues and negotiates their commercial leases and management contracts. Mr. Cholst frequently writes and lectures and is often quoted in the trade press including "Co-op and Condo Boards' Secret Litigation Weapon" in the *New York Law Journal* and "Covid-19 Update The Paycheck Protection Program and Coops Condos HOAs" in *Co-op, Condo Real Estate Advisor*. Additionally he has published a booklet entitled "When to Litigate and When to Mediate: A Guide to Dispute Resolution for Co-op and Condo Boards." He has been recognized by *The Best Lawyers in America* for his outstanding work in real estate litigation. A New Yorker himself, Bruce Cholst has served on two different co-op boards for the combined total of 28 years.

LLOYD CHREIN is the director of Chrein.com Web Design, which develops websites, web-based applications, and online marketing solutions, as well as print and video marketing materials for businesses and organizations nationwide. The company's work can be seen at www.chrein.com. Mr. Chrein has taught web design at The Columbia University School of Journalism and he speaks on Internet-related topics at several conferences and meetings each year. Before founding Chrein.com in 1994, Mr. Chrein was managing editor of Habitat Magazine, and worked as a reporter and editor with various print and online publications.

VALERIE CORBETT has 35 years of experience in energy efficiency, real estate development, project management and financial services. She was a NYC Retrofit Accelerator Efficiency Advisor. She founded an energy efficiency advisory firm, served on the NYC Department of Buildings' LL87/09 Rules Working Group and advised the NYC Mayor's Office on the development of the NYC Carbon Challenge for Multifamily Buildings. Ms. Corbett served as Senior Vice President of the Lower Manhattan Development Corporation, held senior management positions at Chase and CIBC and was a partner at Ernst & Young. She has a LEED AP Building Design and Construction certification and is a BPI Multifamily Building Analyst. She holds a Master's degree from Columbia University and a Bachelor of Science degree from New York University.

SPEAKERS

JAVIER CRESPO is a Senior Project Associate at UHAB, the Urban Homesteading Assistance Board, responsible for delivering training and technical support to Housing Development Fund Corporations (HDFCs) and Tenant Associations. He has been working with affordable housing for more than 30 years. He came to UHAB in 1993, serving in numerous capacities in different program areas within the organization. Mr. Crespo has an Urban Studies Degree from Queens College. He is skilled and knowledgeable in governance, organizational matters, and myriad other issues related to the short and long term success of Tenant Associations and HDFCs throughout the city.

NEIL DAVIDOWITZ, Esq. is President of Orsid Realty Corp, where he applies his legal and negotiating skills to ensure that Orsid's clients remain in compliance with New York's ever-changing legal environment. Joining Orsid in 1986, after five years as an Assistant District Attorney for New York County, Mr. Davidowitz pioneered the introduction of certain fraud protection standards and controls within the management industry. He is also a strong advocate for bringing professional construction industry standards to residential rehabilitation projects. Mr. Davidowitz is a frequent speaker at industry events. He has written articles for various publications and has been quoted in the New York Times and other periodicals. He has a BA in Government from Franklin and Marshall College and a J. D. Degree from Villanova University Law School.

PIERRE DE RAVEL D'ESCLAPON, Esq. is a mediator and an arbitrator, helping disputants worldwide work toward resolving issues. He is a Special Master for the New York State Supreme Court, Appellate Division First and Second Departments, a Mediator for the Commercial Division of the New York State Supreme Court, the US Bankruptcy Court for the Southern and Eastern Districts of New York, the Financial Industry Regulatory Authority (FINRA) and the World Intellectual Property Organization (WIPO) and the AAA Mediator Panel. He is also a member of the AAA National Roster of Arbitrators, FINRA Public arbitration, WIPO Neutral, National Futures Association Neutral, CPR Panel of Distinguished Neutrals and Banking, Accounting & Financial Services Panel. He is a Panelist on the Panel of Recognized International Market Experts in Finance (P.R.I.M.E. Finance) in The Hague. He is a member of the New York Bar and the Paris Bar (ret).

KELLY DOUGHERTY has over 15 years of combined commercial and residential facilities expertise including HVAC system operation, energy efficiency retrofits, educational program development, and project management experience. In her current role as Director of Energy Management, at FirstService Residential, she advises, develops, and implements long-term efficiency strategies with the goal of reducing energy use, emissions, and costs within the company's portfolio of more than 500 multifamily residential properties in New York and in other targeted cities nationally. Ms. Dougherty works with industry leaders and government agencies to keep FirstService Residential clients informed on the latest technologies and regulatory requirements. She also works closely with federal and state-run programs in New York, New Jersey, Illinois and Pennsylvania to assist her clients with receiving incentives for energy efficiency projects. Kelly Dougherty has recently worked closely with her buildings on planning for LL97 and reducing carbon emissions by collectively creating a roadmap program for these buildings to participate in.

MICHAEL A. ESPOSITO is the shareholder in charge of the New York office of Wilkin & Guttenplan, P.C. He has over 30 years of experience representing housing cooperatives and condominiums, residential and commercial properties, various other real estate entities, and closely held businesses and has advised cooperatives and condominiums in all areas, including audit, tax, internal control, accounting systems, annual and long-term budgeting, and accumulating and investing reserves. He has frequently lectured and been quoted in numerous articles in the area of coop/condo finance. He is a member of the American Institute of Certified Public Accountants (AICPA), New York State Society of Certified Public Accountants (NYSSCPA), NYSSCPA Technical Hotline Subcommittee for Coops and Condos, New Jersey Society of Certified Public Accountants, New York State Bar Association Coop/Condo Tax Subcommittee, American Bar Association Coop/Condo Tax Subcommittee, (CNYC), and Federation of New York Cooperatives and Condominiums.

FABIO EUGENIO is the Member Services Assistant Director at the Urban Homesteading Assistance Board (UHAB), responsible for training, providing technical assistance and guidance to HDFC Co-op Boards with all aspects of their financial management duties. This is his ninth year working at UHAB, and in that time he has delivered hundreds of bookkeeping and financial trainings and hundreds of hours of technical financial assistance to the HDFC co-op community. Mr. Eugenio provides assistance to HDFCs on the process of preparing for their annual financial statements, corporate taxes, and employee payroll taxes so the HDFC co-op stays on top of the New York City, New York State and Federal Government regulations.

MARY MAGGIO FISCHER is president of Georgetown Mews Owners Corp, converted in 1986, consisting of 930 garden apartments, the majority of which are cooperatively owned. Ms. Fischer serves on local Community Board * and is Georgetown's liaison to the Queens Borough President's Office and the local 107th police precinct. She works closely with local legislators on issues that affect cooperatives and condominiums. During her tenure as board president, Georgetown Mews has faced four mortgage refinancings, a 12.5 acre roof replacement project, implemented submetering, which saved the cooperative \$170,000 in its first year of operation, replaced oil tanks and installed new windows and solar panels, with no assessment to the shareholders. Ms. Fischer chairs the interview committee; and has overseen the renovation and marketing of 311 apartments received when the sponsor defaulted. Ms. Fischer works closely with the property manager in the daily operation of this 65 acre complex, which has a staff of 19 employees and an onsite administrative staff of 3. While Ms. Fischer is not an attorney, in her role as president, she has gained formidable insight into the legal aspects of running a large cooperative. She shares experiences, insights and the perspective of the co-op/condo world from a garden apartment complex in Queens as a member of the board of CNYC.

ANDREW FREEDLAND is a partner in the law firm Herrick, Feinstein LLP's Real Estate Department where he focuses his practice on real estate and cooperative and condominium law. He represents and counsels purchasers and sellers of commercial and residential real estate, lenders, condominiums, cooperatives and sponsor/developers. As part of his practice, he represents property owners and operators in a wide variety of real estate related issues, including leasing, financing, acquisition and sale of both residential and commercial properties. Mr. Freedland is also counsel to numerous cooperative and condominium buildings throughout the city of New York. He has been recognized by Super Lawyers as a New York Metro Rising Star for Real Estate.

MITCHELL FRUMKIN, PE, RS, is founder and president of Kipcon, Inc., a full-service engineering firm which provides engineering and design services, specializing in community associations. With a BS degree in Civil Engineering from Tulane University and an MBA from Rutgers University, Mr. Frumkin is licensed Professional Engineer in 15 states and also holds the Community Associations Institute's Reserve Specialist designation. Mr. Frumkin is a frequent speaker and writer on the state and national levels for the Community Associations Institute (CAI), and other organizations. He is Past chairman of CAI's National Reserve Professionals Committee which developed the National Reserve Study Standards for which he was presented the President's Award for his efforts. In 2017 he co-chaired the national Task Force which updated these standards. Mr. Frumkin is the ongoing editor and author of the Guide for Association Practitioners Report "Reserve Funds: How and Why Community Associations Invest Assets" as well as the Best Practices Paper on Reserves. He is currently co-chairing a CAI national task force which is developing public policy regarding periodic inspections as a result of the high rise collapse in Florida. He also served as president of CAI's National Research Foundation in 1997 and was elected president of CAI in 2002. In 2012, he was welcomed onto the American Arbitration Association's roster of neutrals.

JOSE TULIO GALVEZ CONTRERAS is a Senior Program Manager at Solar One. Since joining Solar One in the spring of 2019, he has assisted hundreds of NYC buildings to explore and adopt solar. He currently leads Solar One's role on the NYC Accelerator program, bringing over a decade of expertise in sustainability planning, small business development, community organizing and political engagement. He holds two Masters Degrees, one in Public and Urban Policy and one in environmental law and policy and is completing his doctoral studies in Public and Urban Policy at The New School for Public Engagement, with a dissertation focused on the intersection of environmental justice, workforce development and the green economy.

LEON GEOXAVIER, RA, is an architect and Senior Project Manager on the Exterior Restoration Division of firm of HLZimmerman, DPC. He is experienced in project management, design and business development. He works on maintenance/repair recommendations and programs, restoration designs on building facades, roofing, windows and architectural interiors and construction documents and contract administration. He works closely with project managers, contractors, and clients to monitor project progress and determine if designs and renovations comply with New York City Building Code. Mr. Geoxavier received both a Bachelor and a Certificate of Preservation Studies (Historic Preservation) from Tulane University in New Orleans. He is a Registered Architect in New York and New Jersey, and he holds an NCARB Certificate, a National Credential from the National Council of Architecture Registration Boards. Mr. Geoxavier was previously president of the Board of Directors of Southridge Cooperative, Section 1, and previously served on the Executive Board of CNYC; he continued to represent CNYC on the Board of National Association of Housing Cooperatives (NAHC).

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FREDRIC S. GOLDNER, a Certified Energy Manager, is principal of Energy Management & Research Associates (EMRA). He is involved in a wide variety of projects ranging from research to facility energy audits and use analyses to system trouble shooting and energy program design. His extensive research in multi-family building domestic hot water (DHW) loads and systems resulted in a new set of national DHW sizing guidelines adopted in the revision of DHW standards for the ASHRAE Handbook (industry standard). Mr. Goldner is also an adjunct Professor at the Center for Energy Policy and Research at New York Institute for Technology and has lectured internationally on various energy use and conservation topics. Prior to forming EMRA, Mr. Goldner was the Director of Research & Analysis at the Energy Conservation Division of the NYC Department of Housing Preservation and Development. He serves on numerous engineering society committees and task forces, and was the International President of the Association of Energy Engineers for 2003. In August of 2007 Mr. Goldner was inducted into the Energy Managers Hall of Fame for his lifetime of achievement in promoting the practices and principles of Energy Management.

PETER GRECH, former president of the Superintendents Technical Association (formerly the Superintendents Club of New York), has 46 years of experience in building maintenance and operations. For the last 26 years he has been a lecturer and instructor in the building operations field. Mr. Grech is the editor for the Superintendents Technical Association's Newsletter, *Advance!* and a contributor to *The Cooperator*. Mr. Grech is also an adjunct professor at New York City College of Technology and an independent consultant.

EUGENE GUREVICH, PE, LEED AP, is Senior Structural Engineer and a Construction Phase Director at RAND Engineering & Architecture, DPC, a New York City firm that evaluates building systems and provides design, specification, and administration of repair, upgrade, restoration, and new construction. He specializes in the improvement and rehabilitation of steel, concrete, masonry, and wood-framed buildings, and works on a wide range of structural, civil, exterior repair, and historic preservation projects for residential, commercial, and institutional properties, including structural rehabilitation, gut-renovation, vertical/horizontal/subgrade additions, site improvement, exterior restoration/waterproofing, and Facade Inspection Safety Program (FISP formerly Local Law 11/98) facade repair. Mr. Gurevich received a Bachelor of Science in Civil Engineering at Rutgers School of Engineering, and a Master of Science in Civil Engineering at Norwich University. He is Technical Director of NYC Licensed Special Inspection Agency at RAND and certified Rope Access Technician. He has lectured at City College, New York City Brickwork Design Center, AgTechX Urban Agriculture Co-Working Laboratory and Green Food Solutions on a range of topics ranging from structural engineering to quality control of brick masonry and how to build a rooftop farm.

ALLEN HOBBS brings more than 30 years of experience to the NYC Accelerator team, with expertise in managing and translating data into actionable insights. As Senior Vice President and Counsel for New York City-based energy efficiency advisory firm, he guided large multi-building campus-wide affordable housing co-op owners and their inside legal counsel through complex design-build projects to access all available incentives while complying with state regulatory requirements. Mr. Hobbs led the development of building information databases for clients and helped them comply with local building energy laws, including Local Law 84, Local Law 87, Local Law 88, gas conversion projects and now Local Law 97. He is a Building Performance Institute (BPI) Multifamily Building Analyst and a graduate of Vanderbilt University School of Law and Hamilton College.

ANDREW HOFFMAN has much experience in New York City real estate management and along with his brothers Steven and Mark Hoffman founded the firm bearing their name in 1990. Hoffman Management brings more than eight decades of experience in property management to operate building with a level of professionalism uncommon in the industry. Mr. Hoffman currently serves as Vice-Chairman of the Community Housing Improvement Program (CHIP), an industry owner-advocate organization, and he sits on the board of the Rent Stabilization Association (RSA). Additionally, he is a member of the Executive board of the Realty Advisory Board on Labor Relations (RABOLR), the industry group responsible for labor relations with New York City trade unions. For the past 15 years, Mr. Hoffman along with Eric Rudin, co-chaired the RABOLR residential committee responsible for negotiating the union agreement for over 25,000 Local 32BJ Building Service Employees in New York.

ANYA IRONS is the Deputy Executive Director at the Urban Homesteading Assistance Board (UHAB). She joined UHAB in 2007 and also serves as General Counsel. With legal matters being an integral part of preserving the affordable co-ops created by UHAB, Ms. Irons helps ensure the survival of this unique form of home ownership. Her other legal interests include elder law, wills, trusts and estates. She is a graduate of Sarah Lawrence College and New York Law School. Among her multiple roles at UHAB, including the oversight of all programs, she helped create and runs UHAB's CDFI lending subsidiary, HomeOwnership Lending, LLC, which makes low-cost share loans to low-income buyers in housing cooperatives.

STEVE IRWIN is the president of the National Reverse Mortgage Lenders Association (NRMLA). In that capacity he oversees the association's initiatives to serve as an educational resource, policy advocate and public affairs center for consumers, lenders and related professionals. His background includes experience with strategic planning, organizational design, portfolio acquisition, risk management and quality control. He received his B.A. from Grinnell College and his MBA from the University of San Francisco.

DEREK K. JONES is president of the board of Sherman Terrace Cooperative (STC). Inspired by the adjacent neighborhood MELROSE - A Sustainable Community in Action (the only certified Gold LEED district in the state of New York), he has led his cooperative to the forefront of urban energy conservation and on-site energy generation. Sherman Terrace Cooperative has dispelled the wealth illusion associated with energy conservation and on-site energy generation by taking responsibility for its environmental impact and making strategic investments in clean energy choices for infrastructure and in building operations. To date, solar panel installation, conversion from oil to natural gas and installation of electric submeters have brought this building to an Energy Star score of 90 and exceeded the 2024 GHG emissions targets. Mr. Jones and his board colleagues will continue to seek greater avenues of energy efficiency and sustainability. Derek Jones was elected to the Executive Board of CNYC in April of 2022.

ERIC R. KAPLAN is Vice President of Siren Management Corp. He has more than thirty years of experience in the real estate industry. He joined Siren Management Corp. in 1999 where he continues to successfully manage residential properties, co-operatives and condominiums of various size and complexity. Mr. Kaplan began his career in 1980 with Helmsley-Spear, Inc. managing and leasing commercial real estate, where he became a licensed real estate broker. From 1988 to 1999, he held a position with Hi-Rise Management Corp. where he directed the operations of a small residential management company. While at Hi-Rise he oversaw numerous capital improvement projects including elevator and boiler replacements and exterior façade restorations, as well as the renovation of large luxury apartments. Mr. Kaplan is a 1980 graduate of SUNY-New Paltz, where he earned a Bachelors of Science degree in Economics.

DEBORAH KOPLOVITZ is a partner in Herrick Feinstein's Litigation Department where she concentrates her practice in real estate litigation and general representation of condominiums, cooperatives and sponsors. She has handled construction issues and sponsor-defect cases, vendor disputes, corporate governance issues, foreclosure matters, bankruptcy, housing discrimination claims, hoarding cases, alteration disputes, lease and bylaw defaults and noise complaints, to name a few. In addition to the specialized areas pertaining to cooperatives and condominiums, Ms. Koplovitz represents lenders in loan default issues and is also a determined advocate for her clients in all areas of commercial litigation, such as legal malpractice prosecution and defense, civil rights issues, partnerships and business disputes, and representation of foreign sovereigns and their heads of state.

MARK B. LEVINE, RAM, is a Principal of the boutique Property Management Firm of EBMG LLC (www.ebmg.com). With a Bachelors of Science in Real Estate and Metropolitan Development from CUNY Baruch, Mr. Levine has been with the firm since 1998, and has been leading the charge to position and maintain EBMG as a technology-forward management company. Responsible for EBMG's compliance, business development and marketing strategies, he brings a broad-based knowledge of established and emerging social media platforms to both his company and his clients. Focusing on how to reduce friction between the residents and the Board / Management has been a top priority. Mark Levine has a YouTube channel devoted to property management (www.youtube.com/excelbradshaw) and a weekly Podcast available on all platforms, titled "NYC Real Estate". With transparency being the ultimate goal for all Boards, Mark Levine can give easy-to-follow tips to bring open and constant communication to residents. Mr. Levine is a Licensed Real Estate Broker in the State of New York and Licensed Real Estate Salesperson and Community Association Manager (LCAM) in the State of Florida.

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DAVID J. LIPSON is Director of the Mortgage Division of Century Management Services, Inc., a full service property management firm with cooperative and condominium clients throughout the New York Metropolitan Area. Mr. Lipson has been a Managing Director of Century since 1998 and is also a specialist in Commercial Leasing. Mr. Lipson is a graduate of the University of Delaware and holds certificates from many real estate courses at New York University. He is the recipient of the ABO special award for excellence in the category of Financial Crisis Management in 1997, Habitat Magazine's management Achievement Awards in 1997 (Quality of Life Category) and 1998 (General Effectiveness), and was named Manager of the Year in 2003 by the Federation of New York Housing Cooperatives. David Lipson's strong personal commitment to fundraising to help children with cancer earned him NYARM's Humanitarian of the Year award and the Ronald McDonald House Hope Award in 2009. Mr. Lipson lives in Dobbs Ferry with his wife and three children.

MARC J. LUXEMBURG, Esq., President of CNYC, is of counsel to the firm of Gallet Dreyer & Berkey, LLP. He helped organize CNYC and has been a director since its inception. He devoted a substantial portion of his practice to the representation of boards of housing cooperatives and condominiums. His practice included dealing with problem shareholders/unit owners, financing, including mortgage refinancing, construction and renovation contracts, garage and commercial leases, management contracts and the role of the managing agent, rights of holders of unsold shares, and sales of roof, garden, terrace or hallway rights. He frequently leads seminars on legal issues relating to cooperatives, and has written several briefs of *amicus curiae* on behalf of CNYC supporting the position of cooperatives in court cases. He drafted CNYC's new form of proprietary lease suited to the current needs of New York cooperatives. Mr. Luxemburg lives in a cooperative where he served on the Board of Directors for 25 years and was President for two years. He is a member of the NYS Bar Association Committee on Condominiums and Cooperatives.

PETER R. MASSA, Esq. is an partner at the law firm of Armstrong Teasdale LLP focusing on cooperative and condominium law. Mr. Massa acts as general counsel to many co-op and condo boards advising them on a wide range of issues including contract negotiations, corporate governance, collections and quality of life. He also guides many new buildings in the transition from developer to unit owner and board control. Mr. Massa represents sellers and purchasers in various types of real estate transactions as well as owners and tenants in commercial leasing matters, construction contracts and other pertinent agreements. Peter Massa is also a past President of a 150-unit condominium association in Stamford Connecticut.

OSCAR McDONALD was born and raised in Brooklyn, NY. He studied Political Science at Pace University's Lower Manhattan campus and received his Juris Doctorate from New York Law School in 1990. Mr. McDonald joined UHAB in 1994 as a Field Services Supervisor after working in affordable housing in Washington DC for the previous 4 years. He served as the Director of the TIL/HDFC contract for UHAB from 1996 through November 2016. Under his guidance and with a staff ranging from 1 to 12 Project Associates and Senior Project Associates at any given time, TIL/HDFC staff provided over 100,000 people-hours of training and technical assistance to residents, shareholders and boards of directors of TIL and HDFC buildings. In November of 2016, Mr. McDonald became the Director of UHAB's Cooperative Preservation Department and in that role, provides ongoing technical assistance to HDFCs via UHAB's CIP Program and various other conduits.

CHRIS McGINNIS is a board member of a 16 story 176 unit building in SoHo, where he has lived since 1990. The building was originally commissioned in 1966 as a middle class rental. In the early 1980s, it transitioned to a market rate cooperative. He is a former IBM Systems Engineer with a passion towards subsystem and energy efficiency, and he invests in companies in these spaces. He is also Passive House or deep energy retrofit certified. Given his background and passion, he is currently focused on his building's existing and future subsystems. Since joining the board, he has been part of the team that transitioned the building from burning bunker oil for space heating and domestic hot water (DHW) to burning predominantly natural gas and number 2 oil, in their dual fuel setup. In 2018, the building transitioned their 152 37 watt (37W) compact fluorescent hallway lighting fixtures to motion sensor activated LEDs which consume on average 3W. In 2019, they transitioned circuit breaker boxes (aka load centers) from Federal Pacific Electric (FPE) Stab-Loc panels to United Laboratories (UL) certified custom panels. In 2020, they transitioned their 1966 manually maintained fibrous water filtration system to an Orival self-cleaning stainless steel filtration system with new high efficiency main house pumps which deliver water to their 10,000 gallon roof-top tank. In addition, they replaced their Holby mixing valve with a Heat-Timer Electronic Tempering Valve (ETV) system. In 2021, they added Radiator Labs (RL) thermostatic radiator enclosures (TRVs) known as Cozys to 60% of their 399 large

convectors. This was slated to save 20%-30% of fossil fuel consumption. Last summer, they transitioned the controls of their mid-1980s Industrial Combustion (IC) burners from a set of disintegrating 'linkage' based burner controls to an integrated Siemens LMVS 'linkage-less' burner control system with an expectation of conserving 10% of fuel savings and significant electrical savings from their new variable frequency drives (VFDs) which are controlling their Industrial Combustion (IC) burner fans. They are finishing the maintenance and reparation of their ventilation system this quarter with the deployment of all new Greenbeck upblast fans connected to new Greenbeck curbs. In 2023, they plan on transitioning from Direct Metering to submetering while adding 37 electric vehicle (EV) chargers to their 37 night spaces and revamping their electrical room. The chargers will be positioned such that they can also support their 21 day chargers who park in the 'reservoir'. Solar will be deployed to the roof as part of this effort by 2024. Also, in 2023, they will likely deploy 399 RL heat pumps (HP) into their 28" General Electric air conditioner (AC) sleeves. These sleeved Hps will be able to communicate via the same long range wide area network (LoRaWAN) infrastructure that the Cozys are currently leveraging. This will allow 2CS to leverage Hps when financial beneficial and then flip to the central heating complex and the Cozy when more heat is needed. He is also part of the building's renovations committee and he coordinates tightly with the finance committee.

ROBERT MELLINA, CPA is a partner at Prisant, Mellina, Unterlack & Co., LLP, an accounting firm which currently represents over 300 cooperative housing corporations and condominium associations in the New York metropolitan area. Mr. Mellina has over thirty years of public accounting experience, including twenty-seven years servicing cooperative housing corporations and condominium associations. He has vast experience helping his clients develop their financial and tax strategies, make investment decisions and create budgetary plans. He also speaks on issues relevant to the cooperative and condominium industry. Mr. Mellina holds a BA degree from Hofstra University.

MARINA METALIOS has worked at UHAB since 1994 and currently is the Training Department Director. During her time at UHAB she also coordinated the conversion of almost 370 NYCHA units to affordable co-ops, managed the financing and rehab of 13 buildings in affordable cooperative conversions, headed the Organizing Department and convened UHAB's affordable co-op Marketing committee. She has been active for over 30 years in the NYC tenant and housing justice movement. She is an original board member of Tenant PAC and an engaged leader in her own Stuyvesant Town Peter Cooper Tenants Association. Ms. Metalios graduated from Barnard College and has an MPA from Columbia University's School in International and Public Affairs (SIPA) as a Jacob Javits Fellow. She began her housing work in the welfare hotels and shelters of 1980s New York with Legal Aid's Homeless Family Rights Project and was part of the team which closed down the most infamous hotels. She is currently an adjunct professor at SIPA.

RICHARD MONTANYE, CPA, is a partner in the accounting firm of Marin & Montanye which presently represents over 300 housing cooperatives and condos. He has provided accounting services to various real estate entities for the past 25 years. Mr. Montanye is a frequent speaker on financial topics including special problems confronting the co-op and condo community and is an active seminar leader for the National Association of Housing Cooperatives (NAHC), CNYC and the Federation of New York Housing Cooperatives and Condominiums. He has been a featured speaker for the Association of Riverdale Cooperatives, the Community Associations Institute and the New York Association of Realty Managers (NYARM); he has been a panelist at *HABITAT magazine's* Board Action Conference and has received the endorsement of the Association of Riverdale Cooperatives as its sponsored CPA firm.

JOHN MULVEY is representing the NYC Department of Finance. DOF administers the tax and revenue laws fairly, efficiently and transparently, to instill public confidence and encourage compliance while providing exceptional customer service. Additionally DOF provides property tax relief to senior and disabled populations as well as veterans, clergy and more. DOF is committed to raising awareness of these programs and helping customers apply for them.

EMILY NG is Director of UHAB's Member Services department, which provides cost-saving resources to NYC's co-ops primarily through bulk procurement, financial literacy education and tools, and energy advisement services. Ms. Ng leads the Climate and Resiliency team, which supports the health, sustainability and affordability of low-income cooperatives through renewable technologies such as photovoltaic systems and beneficial electrification. She has an interest in community-controlled housing and has previously served on the board of directors of North American Students of Cooperation (NASCO) Education, and NASCO Development Services (NDS). She was inducted into NASCO's Cooperative Hall of Fame in 2012.

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ASIT PATEL, E.B.C.P, President of ANP Energy Consulting Services Corp., has over twenty years of experience in energy auditing, training, engineering and other aspects of energy use improvement matters in the multi-family and commercial building sector of the energy industry. He has taught over 2,200 students in 7 different courses. His students include facility maintenance and operations staff, facility management and owners, trade contractors, as well as other energy and engineering professionals. Mr. Patel specializes in optimization of steam & hot water heating systems. He has prepared over 150 heating system upgrade/replacement specifications. For his training, Mr. Patel was recognized by the international Energy Professional Award by AEE in 2013. He served as International President of the Association of Energy Engineers for 2015 and is also past President of its NYC Chapter.

ROBERT M. POLLACK is a founding partner of Marcus & Pollack LLP, a leading Property Tax Appeal Law Firm in New York City, which represents developers and property owners including numerous cooperatives and condominiums in issues regarding property taxes. Mr. POLLACK has been successful in establishing many precedents in property tax exemption and assessment policies for complex developments. Mr. Pollack is a graduate of the University of Rochester and Fordham Law School. He began his career in real estate taxation as an appraiser, preparing valuation studies for use in tax certiorari trials. He was formerly a Senior Assessor for the New York City Department of Finance, where he worked closely with the New York City Tax Commission. He is an advisor to the Real Estate Board of New York and an officer and board member of the NYC Tax Review Bar Association.

REBECCA POOLE is Director of Membership and Communications at CNYC. She formerly was a principal of Real Estate Management Group, a two-generation family consulting and management service firm that specialized in services to housing cooperatives and condominiums and their boards. In 1992, Ms. Poole developed and began teaching a three-part CNYC seminar for board members of small, self-managed buildings which continues to be popular; she has also presented classes for CNYC members on spreadsheet budgeting for small buildings and currently hosts a virtual Small Building Discussion Group.

LAURA POPA, Esq. serves as the Deputy Commissioner of Sustainability for the New York City Department of Buildings (DOB). In this role, she leads the newly created Bureau of Sustainability, which will spearhead all sustainability initiatives at the Department. She works closely with DOB's team of sustainability specialists to push forward Department actions that will help New York City achieve its climate goals and continue to serve as a model for energy efficiency and emissions reduction. Ms. Popa joins the department after more than 22 years of public service. She was a legal and policy advisor at the New York City Council and the New York City Taxi and Limousine Commission. She oversaw the development of legislation and policy at the City Council and directed the Council's efforts to enact landmark legislation that supports citywide greenhouse gas emissions limits, the institutionalization of long-term sustainability and resiliency planning, and the expansion of clean and renewable energy. She also served on numerous advisory boards and task forces related to sustainability and was a member of the Mayor's Commission on Gender Equity. A long-time resident of Brooklyn, Laura Popa earned her B.A. from New York University and her J.D. from Fordham Law School. She taught at Fordham Law School for many years and is currently a lecturer at Columbia University.

JAYSON PRISAND, CPA is a partner at Prisand, Mellina, Unterlack & Co., LLP, an accounting firm which currently represents over 300 cooperative housing corporations and condominium associations in the New York metropolitan area. Mr. Prisand has twenty-four years of experience as a certified public accountant, loan underwriter, and provider of real estate related consulting services. He works closely with his clients, providing them with accounting and business consulting advice including cash flow management, financial decision making analysis and business expansion planning. Mr. Prisand holds an MBA in Finance and Management from New York University's Stern School of Business and a BS in Business Administration from Washington University in St. Louis.

THERESA RACHT, Esq. has been working with cooperatives and condominiums since 1985. Her focus has been on general governance with extensive experience in crisis management issues, modification of governing documents, establishment of corporate policies, mediation of disputes and guidance on commercial finance, capital improvements and major repairs.

MICHAEL ROACH is the Director of Technical Services/Meter Testing Facility of the New York City Department of Environmental Protection (DEP)'s Bureau of Customer Services. He has over thirty years of experience in the water metering division at DEP, starting as a field inspector in 1989 at the Brooklyn borough office and moving through various titles into his current position as Director. He has a B.S. in Environmental Science from the City University of New York and a Masters Degree in Urban Studies from Queens College.

DEAN M. ROBERTS, Esq. is a partner in the firm of Norris McLaughlin, P.A.; he practices in cooperative and condominium law, real estate and land use matters, and commercial litigation. He was the managing director at his previous firm and has been working in the condo/co-op area for more than 25 years. Mr. Roberts has handled all facets of condominium and cooperative ownership from sponsor/ purchase and conversion to representing well-established tenant-shareholder Boards of Directors. A substantial portion of his practice consists of representing cooperative corporations and moderate income co-ops in all areas of litigation, including landlord/ tenant litigation. He is also active in court reform efforts and the cooperative movement through his involvement with the Coordinating Council of Cooperatives.

HOWARD ROTHSCCHILD, Esq. is the president of the Realty Advisory Board on Labor Relations, Inc. (The RAB). During his years with the RAB, he has represented the real estate industry in labor relations in New York, New Jersey, Connecticut, Pennsylvania and Delaware, participating in thousands of arbitrations and litigating dozens of matters in State and Federal courts. He participated in the preparation of written briefs and oral arguments in a case before the United States Supreme Court that resulted in the Court's upholding mandatory arbitration of statutory claims. Mr. Rothschild is actively involved in each of the various industry multi-employer funds and related committees, with assets over \$9 billion. He serves as an officer and trustee on the Local 32BJ Welfare, Pension, Training, SRSP and Legal funds and serves as Co-Chair of the Shortman Advisory Council, Green Committee, Joint Industry/Advancement Committee and the Health Care Savings Committee. In addition, he serves as an officer and trustee on the Health and Benefit Fund, the Annuity Fund, Sick Fund and the Training Fund of Local 94. Mr. Rothschild is a frequent speaker on topics relating to labor negotiations and employee benefits to legal and industry groups. In 2010, the International Foundation awarded him the designation of Master Trustee and he accepted the NYARM Peace Prize on behalf of the RAB. He was the recipient of the Partners in Caring Award from The Bridge and was honored by Project Outreach.

MARY ANN ROTHMAN is the Executive Director of the Council of New York Cooperatives & Condominiums (CNYC Inc.). In this capacity she prepares CNYC communications, advocates for measures of importance to cooperatives and condominiums, oversees the content of the CNYC website, organizes workshops and seminars including this Annual Housing Conference. Ms. Rothman serves on the boards of the National Association of Housing Cooperatives (NAHC) and the Urban Home-steadying Assistance Board (UHAB). She is secretary of the Action Committee for Reasonable Real Estate Taxes which CNYC formed in 1990 to promote property tax fairness in New York City, and she represents CNYC on the Executive Board of the Realty Advisory Board on Labor Relations, Inc.

MARGIE RUSSELL was named Executive Director of the New York Association of Realty Managers (NYARM) in February, 2002, following an 18-year career as a portfolio and on-site property manager for some of the city's largest co-ops and condos. She has a wealth of experience coordinating invasive construction projects while tenants are in residence, enhancing market value through innovative problem-solving, staff retraining and opening new conversions. She has been a board member of the New York/New Jersey Chapter of the Construction Management Association of America (CMAA) for more than 10 years and previously served on the New York Chapter of the National Association of Accountants. In planning and conducting monthly membership meetings at NYARM, she gears the program materials to timely ready-to-use information specifically for managing agents, resident managers and superintendents of apartment buildings. She writes and speaks frequently, championing continuing education via NYARM's certification and seminar programs and through regular presentations at Resident Manager/Superintendent organizations. Ms. Russell is an instructor in Human Relations in the Building Management series of courses at Local 32BJ's Thomas Shortman Training Program for Union members.

ERIC M. SABLE, Esq. is an associate at Schwartz Sladkus Reich Greenberg Atlas, LLP in the firm's real estate litigation practice. He is an experienced litigator who focuses his practice on cooperatives and condominiums and landlord/tenant litigation. Mr. Sable also provides general counseling to cooperative and condominium boards and managing agents on a wide range of issues including subletting, transient occupancy, noncompliance with governing documents, and foreclosures and litigation cases in the Supreme Court, Civil Court and Housing Court. Prior to joining SSRGA, Mr. Sable was an associate at Wolf Haldenstein Adler Freeman & Herz LLP. He graduated from the University of Wisconsin-Madison in 2007 with a B.A. in Political Science. He received his J.D. from New York Law School in 2010 and is admitted to practice law in the states of New York and New Jersey.

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STUART M. SAFT, Esq. chairs the Executive Board of CNYC. A partner in the law firm of Holland & Knight and leader of its Real Estate Practice Group, Mr. Saft holds a J.D. from the Columbia University Law School, has written 44 books and numerous articles on Real Estate, Finance and Economics. He represents cooperative and condominium boards and is actively involved in tenant sponsored conversions and Mitchell-Lama privatizations. He served two terms as Chairman of the Board of Directors of the National Cooperative Bank and for twelve years was chairman of the New York City Workforce Investment Board, which was responsible for over \$1.2 billion in federal job training funds for New York City. He also met with New York's Congressional Delegation in Washington after 9/11 and was instrumental in obtaining the \$20 billion commitment from the federal government to rebuild NYC and open the Family Centers. As a result, in 2010, he was awarded the first citywide Neighborhood Achievement Award by Mayor Bloomberg. Mr. Saft was one of the authors of the RPL Section 339-jj, the condo lending law, and has advised numerous public officials on co-op and condo issues, in particular, and analyzes all legislation affecting real estate for industry groups. He has also been a co-op board member of the two co-ops in which he has resided for most of the years in which he lived in each building and is presently the president of his co-op's board.

LUCIA SANTACRUZ is a Project Associate in the Member Services Department at UHAB where she works to promote, encourage and oversee affordable energy efficiency programs in HDFCs. She graduated from Sarah Lawrence College with a BA focused on Human Rights and Sociology. Ms. Santacruz has worked with different NGOs in Mexico and New York and is part of ContraCOVID NYC's leadership team. Her interest in social, economic and language justice strengthens her work bringing energy efficiency into affordable housing.

JULIE SCHECHTER is a partner and transactional attorney at Armstrong Teasdale, a top 200 law firm in the U.S., with offices across the US and Europe and experience spanning a wide range of practice areas. Armstrong Teasdale's Cooperative and Condominium Team acts as general counsel to over 450 cooperatives and condominium clients in the New York metropolitan area. Ms. Schechter has broad real estate experience and has advised and represented cooperative and condominium boards in various subject matters, including drafting and reviewing proprietary leases, bylaws and house rules, and assisting boards in enforcing such documents. In addition, she has resolved disputes regarding construction defects and defaults by sponsors and other unit owners and negotiated with architects, engineers, contractors and vendors providing goods and services to co-op and condo associations. She is the author of *Off the Charts* Law Summaries, a book which covers five fundamental legal subjects in a single, comprehensive and cost-effective volume that is useful for law students, bar exam preparation and practicing attorneys. And she has been named among the New York Metro SuperLawyers® Rising Stars in the area of Real Estate since 2014.

MARC H. SCHNEIDER, Esq. is the Managing Partner of Schneider Buchel LLP where he practices in the areas of cooperative, condominium and homeowners' association law; Real Estate; and commercial litigation. Mr. Schneider received his B.S. degree from the State University of New York at Buffalo and his J.D. degree from Hofstra University. He is a legal advisor to the Great Neck Co-op and Condominium Council and a member of the Nassau County Bar Association as well as the NYS Bar Association Real Property Law Section Committee on Condominiums and Cooperatives and the NYC Bar Association Committee on Cooperatives and Condominiums. He is also the Chair of the Legislative Subcommittee of the NYS Bar Association Co-op and Condominium Committee. Mr. Schneider is an author for and is frequently quoted by *The Cooperator*, *Habitat Magazine* and other publications. He also lectures on issues pertaining to cooperatives, condominiums and homeowners' associations.

KENNETH SOTO is the Assistant Director of the Training Department at UHAB. He has worked at UHAB for over 15 years, facilitating trainings in one way or another, beginning by organizing and training residents of buildings that were under one of HPD's programs to become an HDFC cooperative. His current responsibilities include training staff, residents who live in pre and post cooperative HDFC's, as well as working with cooperative buildings who contract with UHAB to train their member shareholders in and out of the state of New York. He enjoys having a hand in creating and maintaining affordable housing opportunities all over NYC, and also in other states.

McGOWAN SOUTHWORTH has lived in a self-managed Sunset Park Finnish cooperative since 2005 and has served in various capacities including two terms as President, Building Manager and several committee chair positions. Living and serving in a co-op has given him an opportunity to practice his lifelong passion for sustainability and quality living. In 2012 he led his co-op to install one of the first solar PV systems on a co-op in the city, and in doing so co-developed a smart metering application. Soon after he began consulting for other co-ops, non-profits and renewable energy service providers. More recently his horizons have broadened to large scale solar, EVSE, Energy Storage, and unique sustainable finance models, but he still has a place in his heart for the consensus-building necessity of living in a co-op. "Let's get together and talk energy!"

MINDY EISENBERG STARK is a Certified Public Accountant and Certified Fraud Examiner (CFE) with over 30 years of experience in the field. Her firm, MES, Mindy Eisenberg Stark, CPA, CFE serves over 95 cooperatives and condominiums in the metropolitan area. She specializes in auditing, taxation, budgeting and business advice. Having been a Board President, she understands the issues on both sides of the table. In addition, Mindy has an extensive background in forensic accounting and fraud examination. She was a consultant to the Westchester County District Attorney where she assists in the prosecution of economic crimes. This includes an analysis of the books and records, testifying in the Grand Jury and testifying as an expert witness at trial.

CHARLES G. STURCKEN, Esq. is Director of Environmental Compliance and Outreach for the New York City Department of Environmental Protection (DEP). He has worked in New York City government for over thirty years, concentrating in development, construction and environmental law. His previous positions include: Director of Public and Intergovernmental Affairs and Chief of Staff/Special Counsel at the Department of Environmental Protection; Chief of Staff/Special Counsel as well as Deputy General Counsel at the Department of Buildings; and Deputy Assistant Chief/Assistant Corporation Counsel at the New York City Law Department. He is a graduate of New York Law School and is a member of Audubon New York Stewardship Council and of the Board of Directors of Stuyvesant Cove Park Association.

NEIL VALSANGKAR, Esq. Joined York International in 2019 as Vice President, Director of Claims & Risk Services. Prior to York, he was a partner at the law firm of Mendes & Mount. For 12 years, his practice involved insurance coverage litigation and alternative dispute resolution, claims monitoring, counseling and risk analysis, insurance transactions and direct insurance defense. Mr. Valsangkar has opined on insurance policies involving commercial, industrial, pharmaceutical and aerospace insureds. He has worked with insurers and insureds to negotiate and craft innovative settlement agreements resulting in resolution of over \$1 billion in policy limits.

STEPHEN A. VARONE, AIA, is President and founder of RAND Engineering & Architecture, DPC, a New York City firm that evaluates building systems and provides design, specification, and administration of repair, upgrade, restoration, and new construction. Mr. Varone is responsible for the firm's overall management, including operations, finance, project management, and business development. He has led numerous seminars on building-related topics, such as "Improving Capital Improvement Projects", "Long-Range Planning", "Complying with Local Law 11/98", and "Procurement Practices." Mr. Varone has also spoken at many events sponsored by industry organizations such as CNYC, NYARM, the Federation of New York Housing Cooperatives and Condominiums, Association of Cooperative and Condominium Managers, BuildingsNY, and Landmarks Conservancy. In addition, he has written extensively on building repair and maintenance issues in Habitat magazine and other industry publications. Mr. Varone received his Bachelors of Arts from Hunter College and a Master in Business Administration from the University of Phoenix. He is a Registered Architect in New York State.

PETER VARSALONA, PE, CEM, CBCP, is Principal & Vice President at RAND Engineering & Architecture, DPC, where he heads the firm's Mechanical/Electrical/Plumbing team. Mr. Varsalona has extensive experience managing the design and upgrade of building envelope and major building-wide systems, and has prepared dozens of plans and specifications for large-scale system upgrades, including heating and cooling plants, gas- and water-piping, oil-to-gas conversions, electrical wiring and metering, and fire protection, roofing replacement and exterior facade repairs/restoration. He has spoken and written on building design and performance for a number of industry group and he co-writes with RAND's President Stephen Varone the *Ask the Engineer* column for HABITAT Magazine. He has been quoted for his building expertise in the New York Times, the Cooperator, Brick Underground and other publications, and he has also appeared on NY1's Real Estate Report discussing how to spot common defects in newly built properties. Mr. Varsalona received his Bachelor of Science in Mechanical Engineering from Columbia University. He is a licensed Professional Engineer in New York, New Jersey, Connecticut and Pennsylvania, as well as a Certified Energy Manager (CEM), a Certified Building Commissioning Professional (CBCP), and a certified New York State Asbestos Inspector, and a Management Planner and Project Designer.

ARTHUR I. WEINSTEIN, Esq. is an attorney with more than 40 years of experience in cooperative matters. He has been involved in virtually every aspect of cooperative and condominium living, having represented numerous tenant groups and landlords in the conversion process; several tenant groups successfully establishing tenant-sponsored conversions; many functioning cooperatives, condominiums and "cond-ops"; buildings suffering sponsor defaults; and individual buyers and sellers of co-op and condo units. He was one of the leaders in the tenant-sponsored conversion of his own building in 1973 and served as a member of the board and as an officer of that building. Mr. Weinstein was one of the founders of the predecessor of CNYC, the Council of West Side Cooperatives, and has served on the Executive Committee of CNYC for more than thirty years. He is a vice president of CNYC, is a frequent speaker on co-op issues, has often been quoted in the New York Times and other publications as an expert in the field and has appeared on numerous television programs dealing with these topics.

PHYLLIS H. WEISBERG, Esq. is a member of the law firm of Armstrong Teasdale LLP, where she is the co-chair of the firm's Cooperative and Condominium Law practice. She has concentrated in real estate and cooperative and condominium law for over 40 years. Ms. Weisberg has written articles for the New York Law Journal and Habitat Magazine dealing with cooperative and condominium issues. She has often been interviewed by Habitat Magazine, the Cooperator, The New York Times and other publications on issues relating to cooperatives and condominiums. She frequently speaks on topics relating to cooperatives and condominiums, including as a panelist for Continuing Legal Education programs sponsored by the New York City Bar, where she served many years as a member of the Cooperative and Condominium Law Committee, including service as Chair of the Committee from 2013 until 2016. She has also been a speaker at AT Academy, which is Armstrong Teasdale's Co-op and Condo Law Series. She is a member of the New York and Connecticut Bars. Ms. Weisberg has served many years as a Board member of B'nai B'rith Real Estate, including several years as co-chair. Ms. Weisberg is also an associate member of the Real Estate Board of New York.

MICHAEL WEISS worked as a carpenter and woodworker before becoming interested in building systems and renewable energy when he moved into a 70-unit self-managed Brooklyn co-op in 2009. Over the years, he's helped to manage his co-op building and from 2018 to 2020 he served on the board as president. His own co-op's solar installation piqued his interest in solar photovoltaics and the unique NYS & NYC regulatory and incentive landscape. Since 2014, he has worked as a Site Assessor at NYC's SolarOne's Here Comes Solar program; he's visited more than 400 NYC multifamily buildings, assessing their rooftop Solar PV viability. His renewable energy interest has broadened to include energy efficiency in buildings as well as electrification in buildings and transportation.

MICHAEL WOLFE is the president of property management and a partner at FirstService Residential New York. In this role, he is responsible for driving best practices that enhance operational efficiency, increase property value for boards and owners, and elevate the resident experience. Mr. Wolfe is a licensed real estate and insurance broker, a New York State Certified Instructor in Real Estate, chair of The Real Estate Board of New York's (REBNY) Residential Management Council, a board member of CNYC and the Presidents Co-op & Condo Council. He frequently lectures at REBNY, CNYC and other professional forums and events. He has been involved with real estate his entire life since he began assisting his father at several multiple dwelling buildings where he learned about the entire physical envelope of buildings and their mechanical plants. He began his third-party property management career in 1968 at Midboro Management, which he eventually purchased in 1993 from retiring partner and mentor Robert G. Mahler. In 2021, FirstService Residential partnered with Midboro Management which expanded the New York workforce to more than 500 associates and its portfolio to more than 600 multifamily buildings with almost 84,000 units across the five boroughs. Michael Wolfe has been named "Management Executive of the Year" by the Real Estate Board of New York and is a recipient of Habitat Magazine's Gold Management Achievement Award.

ED YAKER has served on the board of his housing cooperative for more than forty years, including too many years as president. He is Chair of the Coordinating Council of Cooperatives, a group of housing cooperatives with its roots in the United Housing Foundation. He is immersed in energy issues and served on the Multifamily Working Group, working with the Advisory Board on Local Law 97. Ed Yaker is retired from his paying job as a New York City math teacher.

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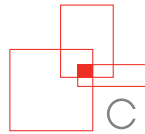
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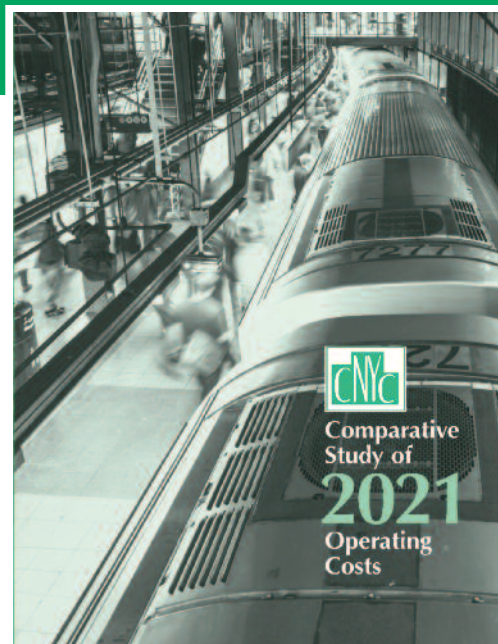
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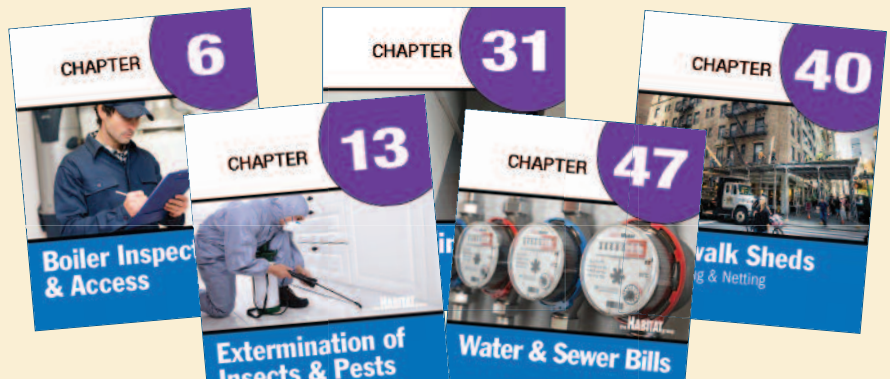
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- ❖ **Proposed sanitation rules** that would change the time that trash can be placed out for next-day pick up.
- ❖ New Fire Code provisions mandating that **outdoor decorative installations** be flame resistant.
- ❖ Amended law clarifying that co-ops can collect **transfer fees and late fees** for maintenance payments up to 8 percent if permitted in the building.
- ❖ A new **state paint recycling program** with drop-off sites for paints, stains, sealers, and varnishes.
- ❖ Repeal of NYC's **rechargeable battery law**.

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THE COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS

The Council of New York Cooperatives & Condominiums (CNYC Inc.) is a membership organization for housing cooperatives and condominiums. Formed in 1975, it serves a growing constituency through its notices and publications, its website (www.CNYC.coop), its advocacy efforts, its meetings and classes, its studies of aspects of cooperative living and its relationships with local, national and international organizations.

CNYC follows legislative issues and tax questions and plays a significant advocacy role. Its classes and meetings help make members aware of issues affecting their homes; of mandated modifications to their buildings; of maintenance and energy conservation opportunities; of sound management practices and reasonable policies.

In 1996, CNYC's **Action Committee for Reasonable Real Estate Taxes** helped obtain property tax abatements for home owners in cooperatives and condominium in New York City; these abatements have been extended five times, through June 30, 2023; they are now available only to home owners for whom their cooperative or condominium unit is their primary residence (plus up to 2 additional units in the same cooperative or condominium as the primary residence). The Action Committee continues to crusade for a property tax system that will deal fairly and equitably with all New York City tax payers.

In 1997, CNYC helped secure legislation enabling condominium associations to borrow money.

In 1998 CNYC persuaded the Internal Revenue Service not to apply IRC Section 277 to housing cooperatives.

When the City passed a law to control lead paint in 2004, CNYC secured for resident shareholders and unit owners the same treatment as any other home owners. As stricter lead paint requirements were enacted in 2019, CNYC helped obtain special certification consideration for cooperatives and condominiums.

In 2006-2008, together with many other groups, CNYC participated in discussions with the Department of Buildings about Local Law II; eventually bringing about a rolling system of filing deadlines beneficial to buildings and service providers alike.

At the request of CNYC and the National Association of Housing Cooperatives, Congressman Charles Rangel passed legislation in 2007 modifying the '80/20' rule in Section 216 of the Internal Revenue Code. This change is of great benefit to housing cooperatives.

In 2010, CNYC had a leadership role organizing opposition to a proposed FHFA Guideline that would have been harmful to cooperatives and condominiums with transfer fees.

Since Tropical Storm Sandy, CNYC has worked with other groups nationwide to promote legislation to enable FEMA to provide grants to housing cooperatives and condominiums to replace or restore building systems damaged in a disaster.

In December of 2021, Governor Hochul signed legislation allowing reverse mortgages for seniors in New York housing cooperatives; CNYC is now working with the agencies charged with implementing this law. Loans should be available in 2023.

CNYC is supported by dues from member cooperatives and condominiums and by professional subscriptions. Member buildings receive all CNYC publications and messages. They can take part in special purchases arranged by the Council, including web domains with the distinctive dot coop suffix. They can send representatives to CNYC functions, and can call upon CNYC for information or advice, and can participate in the election of CNYC Board members. Professionals who offer services to cooperatives and condominiums can become Professional Subscribers to CNYC, receiving all publications and invitations to CNYC programs at subscriber rates; however they cannot vote in CNYC elections or serve on the Executive Board. CNYC maintains an office at 850 7th Avenue in Manhattan. Contact CNYC by phone (212) 496-7400 or e-mail to info@CNYC.coop.

The Action Committee for Reasonable Real Estate Taxes

The **Action Committee for Reasonable Real Estate Taxes** works for fair, affordable, predictable NYC property taxes. Founded in 1990, the Action Committee was very instrumental in promoting the program of tax abatements for home owners in NYC cooperatives and condominiums, which has been in place since 1997. The Action Committee continues to strive for a long term tax reform program. Your participation and financial support will help the Action Committee win its crusade for tax fairness. The next meeting of the Action Committee will be held on February 15, 2023.