



43RD ANNUAL Housing Conference

*"Your Bridge to Enhanced Understanding
of Board Responsibilities"*

SUNDAY, NOVEMBER 12, 2023
8:45 AM - 4:45 PM

42 Classes

THIS CONFERENCE WILL HELP YOU

- Manage your building at peak efficiency
- Address legal, financial & 'people' issues
- Plan for the present and the future
- Cope effectively with crisis situations
- Think GREEN!

Online Only: Advanced Registration Required

THE COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS INVITES YOU TO REGISTER FOR OUR 43RD ANNUAL HOUSING CONFERENCE, WHICH WILL TAKE PLACE VIA ZOOM ON SUNDAY, NOVEMBER 12TH, 2023, FROM 8:45 AM TO 4:45 PM. SELECT AMONG THE 42 INFORMATION-PACKED CLASSES THAT FOLLOW; LOG ON AND LEARN FROM THE COMFORT OF YOUR HOME. AND WITH VIRTUALLY NO LIMITATION ON THE NUMBER OF PARTICIPANTS IN ANY SINGLE EVENT, WE ARE PLEASED TO INVITE YOU TO THE 1:15 PM PLENARY SESSION FOR UPDATES ON KEY ISSUES, AND AN OPPORTUNITY TO HEAR FROM HONORED GUESTS.

MORNING CLASSES – 8:45 AM

Select one of these 14 classes (#101–#114) to attend at 8:45 AM

101. CURRENT SIGNIFICANT LEGAL DECISIONS FOR CO-OPS AND CONDOS ★❖



Every year, CNYC president Marc Luxemburg, Esq. examines recent court decisions, providing commentary and insights about how each case affects New York cooperatives and condominiums; and suggesting ways for boards to cope with new challenges raised by these cases. Mr. Luxemburg moves quickly through a great number of court cases in this advanced class, designed for experienced board members familiar with board functioning and for attorneys.

102. AMENITIES TO ENHANCE YOUR BUILDING: Storage, Gym, Roof Garden, Meeting Room, Play Room...



Building amenities benefit residents in many ways. Enhanced 'curb appeal' and more facilities in the building foster a sense of community and enhance the quality of life. These same factors increase apartment value. Property manager Neil Davidowitz will lead a session on amenities – from establishing priorities to eliciting resident input and then proceeding from decision to implementation. Real estate broker Anne Cutbill Lenane will have insights on the value of various amenities, and there will be suggestions about design, budget, fee, construction, and policies for the use of new amenities.

103. LOCAL LAW 97: PLANNING TO MEET COMPLIANCE CHALLENGES



New York City's ambitious Climate Mobilization Act (Local Law 97 of 2019) sets standards for significant reductions in the carbon footprint of buildings of 25,000 square feet and larger in efforts aimed at reducing New York City's carbon footprint by 80% in 2050 from its 2005 level, with specific periodic goals along the



way. The question facing all buildings is how to meet these goals; rules promulgated by the Department of Buildings are providing guidance, and a growing number of products, services and financing sources are becoming available as the first deadline nears. Property manager Michael Wolfe, engineer Peter Varsalona and energy expert Kelly Dougherty will explain the law and provide specific guidance for compliance.

104. THE TREASURER'S RESPONSIBILITIES ▲



The treasurer oversees all financial activities of the cooperative or condominium. While the execution can be delegated to management or to investment advisors, the treasurer can never relinquish responsibility for ensuring that all is done. Accountants Robert Mellina and Jayson Prisand will discuss the treasurer's responsibilities, suggesting systems of control and practical, time-saving procedures.

105. BOARD CONCERNS RE: TRUST OWNERSHIP ★❖



Board members and managing agents will appreciate this discussion by Peter Massa, Esq. of concerns the board should address when an owner seeks to transfer a unit to (or purchase it by) a trust or other entity. What are the risks? What restrictions might the board consider imposing? What is the typical procedure a board should follow when an individual desires to transfer his or her apartment to a trust? Sample forms of agreement will be provided and discussed.

Morning Classes Continue ▼

COURSE TRACK ICONS

To help with selection of classes, CNYC has created these icons indicating the track(s) for which each course is appropriate. Look for icons next to each class description.



Legal



Insurance



Community



Financial



Compliance



Communication



Governance



Energy



Advocacy



Building



Management



HDFC / UHAB

★ Indicates higher level course – background knowledge of the topic will be expected.

● Interactive class where your participation will be expected. In all other classes, speakers will expect to make their full presentations before entertaining questions or commentary.

▲ Accounting CPE class

❖ CLE credit pending

◆ CLE credit authorized


FINANCIAL AID POLICY

Attorneys or accountants who wish to take classes for professional education credit may write to CNYC by e-mail or by letter, describing their situation and requesting full or partial financial aid if their work is primarily with low and moderate income cooperatives and condominiums or if they have annual income of \$75,000 or less.


Morning Classes (continued)

106. ASK UHAB:

MANAGING ELECTIONS IN YOUR COOPERATIVE ●


 For more than 45 years, the Urban Homesteading Assistance Board (UHAB) has provided technical assistance, training and services for Housing Development Fund Corporation (HDFC) cooperatives throughout New York City. Operating and managing a successful HDFC co-op takes time, effort, and commitment. In this interactive class, UHAB staff members will discuss in detail what to do as your election approaches, best practices during the election, and activities and tasks to be performed after your election.

107. CAN WE KEEP HOUSING AFFORDABLE WHILE COMPLYING WITH CONSTANTLY INCREASING REGULATIONS?

 Housing cooperatives and condominiums are considered an affordable home ownership option – each family owns its unit (or the shares attributed to the unit) but together all owners share the expenses of maintaining the building. As more and more well-intentioned laws govern the condition, inspection, taxation, registration of our homes, it becomes more and more difficult to keep costs down. Board presidents Mary Fischer, who is also a member of the board of CNYC, and Warren Schreiber, Co-President of the Presidents' Co-op and Condo Council, will discuss ways that prudent boards can keep New York housing affordable to its resident owners.


108. MANAGING CAPITAL PROJECTS:

Coordinating the Many Moving Parts


 Undertaking a major repair or upgrade project for your cooperative or condominium requires planning many steps along the way. Architect Stephen Varone will discuss the various issues involved, including scope of work, budgeting, competitive bids, contract negotiation, payment terms, insurance and bonding, scheduling, project supervision, sub-contractors, site safety, and project sign-off. The class will help boards coordinate the many moving parts of a capital improvement program to achieve successful results.

109. INSURANCE:


COVERAGES, CHALLENGES & BEST PRACTICES *

 As insurance costs continue to rise and capacity declines, insurance expert Angie Castella will lead a discussion with insurance attorney Neil Valsangkar and risk management specialist Eric McPhee. The panel will guide participants through various coverages that every building should maintain and will offer advice on what insurance to require of residents.


110. DEALING WITH DIFFICULT RESIDENTS

 Every building is challenged by demands of difficult residents: people who are convinced that they are exempt from all rules; who renovate their apartments without permission, who park in others' spaces, who send unauthorized guests to use the apartment in their absence; or the people who disrupt meetings and bombard the board with angry questions, but refuse to listen to or accept the answers, those whose "rent" is chronically late, but who still expect very prompt service whenever **they** have a problem, people who think the board is their employee. CNYC Board Chairman Stuart Saft, Esq. will suggest creative and effective ways to deal with difficult resident.

111. DETECTING & PREVENTING FRAUD & CORRUPTION ★▲

 Forensic accountant Mindy Eisenberg Stark will offer guidelines for detecting wrongdoing in your building and will suggest preventive measures designed to help maximize the board's effectiveness in controlling management and supervising building personnel.

112. ALL ABOUT HOUSE RULES


 Every cooperative and condominium starts its existence with a set of boiler plate house rules. Over time these can be updated, amended, (or simply ignored!) as new building policies are instituted. Attorney Leni Morrison Cummins will discuss the role of House Rules in a cooperative or condominium, their relationship to other corporate documents, how to change House Rules and ways to make sure that everyone knows what the House Rules are. Examples of what belongs in the House Rules and what doesn't belong will also be discussed.

113. CO-OP SHAREHOLDER VS. BOARD ★❖

Remedying Issues with Water Penetration, Mold, Bedbugs, Noise and Odors

When costs are incurred because of water penetration, removing mold, eradicating bedbugs or controlling noise and odors in shareholder apartments, the cooperative must walk a careful line in distinguishing its responsibilities from those of the shareholder. Numerous concepts come into play, including City and State laws such as the statutory concept of the warranty of habitability, the building's proprietary lease, principles of common law negligence and the policies in effect in the specific cooperative. Attorney Arthur Weinstein, who is a founder and Vice President of CNYC, will explore these complex issues. Participants will be expected to have a clear understanding of the functioning of a cooperative.

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

 A reserve study helps boards plan for the ongoing repairs and replacements of building systems over time and is an important component of planning for Local Law 97 compliance. Many lenders – particularly those making loans in condominiums – will want to review this study before qualifying the building for individual loans. Engineer Mitchell Frumkin will discuss in detail what a Reserve Study involves as well as inspections for maintenance and safety and how they are all connected. This will include a discussion of life cycle costs and how to put together a plan for your community, with a direct positive impact on your property values.



MIDDAY CLASSES — 11:00 AM

Select one of these 14 classes (#201–#214) to attend at 11:00 AM

201. ADMISSIONS BASICS FOR NY COOPERATIVES ♦



CNYC co-founder and vice president Arthur I. Weinstein, Esq. and property manager Eric Kaplan will detail the responsibilities of the board of directors and the admissions committee in establishing criteria and reviewing applications for the purchase of shares for units in a cooperative. Various housing discrimination laws will be reviewed in detail. Sublet policy will be touched upon briefly in this session, but it is also the subject of a separate class (#301). CNYC's prototype application form will be distributed and discussed.

202. NEW LAWS & RULES IN NYC



Laws passed by the State Legislature and the City Council and regulations promulgated by City agencies impose new responsibilities on building owners each year – and sometimes bring relief or new opportunities. Expanded FISP requirements continue in place as do the carbon reduction goals of Local Law 97 and posting of Energy benchmarking grades, site safety requirements and periodic inspection of garage facilities. Curbside composting is expanding to encompass all five boroughs by the end of 2024. Architect Leon Geoxavier will provide an overview of what boards need to do to stay in compliance and to benefit from new opportunities.

203. NYC ACCELERATOR – Free Resources to help you Achieve LL97 Compliance



NYC Accelerator is a City program that provides free technical assistance to building owners to help them understand and meet local building energy laws, including Local Law 97 of 2019, which requires NYC buildings of 25,000 square feet or more to significantly reduce their carbon footprint. As the first milestone for carbon reduction nears, NYC Accelerator experts will share resources and present case studies of how the Program guides buildings through the compliance process with its customized technical assistance and connection to financing, training, and incentives. NYC Accelerator experts will provide a comprehensive overview of available market resources and a NYSEDA representative will provide an overview of State incentives. This class is a good follow-up to Class #103.

204. WHAT TO LOOK FOR IN AN ANNUAL FINANCIAL STATEMENT ▲



Every year, cooperatives and condominiums ask independent auditors to prepare an annual financial statement reviewing the state of the organization and its transactions in the prior year. But not every shareholder or unit owner receiving these financial statements knows what to look for or where the most salient information can be found. CPA Michael Esposito will help class participants better understand their financial statements, so that they know what key elements to look for and which warning signs to be aware of.

205. FIDUCIARY ROLE OF THE BOARD QUESTIONED IN RECENT COURT DECISIONS ★❖



Attorney Bryan Mazzola will discuss an issue which many may not have known was up for debate: do the boards of cooperatives and condominiums owe fiduciary duties to the shareholders and unit owners? Surprisingly, the answer is not straightforward. Mr. Mazzola will examine the history of the concept of fiduciary duty, will explore circumstances typically at play when it is invoked, and will show inconsistent court decisions which have been handed down following the Peacock case, which held that the boards of cooperative corporations do not owe fiduciary duties to shareholders.

206. THE IMPORTANCE OF HAVING A WILL FOR THE HDFC SHAREHOLDER: And You Can Do It Yourself! ●



For more than forty-five years, UHAB has provided technical assistance, training and services for Housing Development Fund Corporation (HDFC) cooperatives throughout New York City. A common and preventable problem occurs whenever a shareholder dies without a will. The financial and emotional drain on the cooperative and the family of the deceased is enormous. It can lead to years of court proceedings. In this class, Marina Metalios and Kenneth Soto will show participants how to create a binding will without a lawyer. They will provide resources, review online applications and discuss what a will must contain to be legally binding. Their goal is to ensure that no shareholder's estate is left without instructions.

207. YOUR PROFESSIONALS: Proactive Prevention



In the world of building management, “surprises” are generally unwelcome. Luckily, you can avoid them through careful planning and by working collaboratively with your building's professionals. Rebecca Poole, CNYC's Director of Membership and Communications, will moderate a panel of experienced board members and professionals, including CNYC board member Kevin Cruickshank, who will give you the tools to help make unexpected costs and fines, inconvenienced residents, and unnecessary litigation things of the past.

208. BEST PRACTICES FOR CO-OP & CONDO BOARDS ★



How do the best and most efficient boards run their buildings? Conduct their meetings? Oversee the well-being of their community? What are the essential documents that every board member should understand? When and how are professional advisors best used? Join attorney Andrew Brucker, property manager Michael Wolfe, who chairs the Resident Management Council at the Real Estate Board of New York, and accountant Rick Montanye for a discussion of best practices for efficient, effective leadership of your cooperative or condominium.

Midday Classes Continue ▼

Midday Classes (continued)

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



The market has changed and the low interest rates of a year ago are long gone, replaced by the highest rates seen in a dozen years. Buildings near the end of their existing loan face serious challenges navigating this new landscape.

Attorney Theresa Racht and mortgage broker/property manager David Lipson are here to help. The session will begin with a careful look at mortgage basics, including guidance about prerequisites, costs, preparation, and obligations, and will include suggestions for maximizing your building's borrowing power.

210. CONDOMINIUM STRUCTURE ENABLES NONPROFITS TO OBTAIN PROPERTY TAX EXEMPTIONS



New York State is one of the few states that doesn't permit spaces leased by nonprofits to obtain a partial real estate tax exemption for the building, which results in lower rent for the nonprofit. The leasehold condominium structure, which is available to New York nonprofits and is acceptable to New York City and New York State agencies, has become a common alternative for nonprofits. Attorneys Renee Covitt and Stuart Saft, who is CNYC board chair, will explain the availability and utilization of the leasehold condominium structure.

211. KEEPING RESIDENTS INFORMED



In today's information-focused world, shareholders and unit owners expect to be kept informed and to have procedures for quickly bringing their questions to the attention of building staff, management and board members and getting answers. The Covid-19 Pandemic underscored the need for clear communications and for employing multiple ways to deliver messages to try to keep everyone well informed. Communications professional Lloyd Chrein, attorney Julie Schechter and property management company principal Mark Levine will present ways to maintain open and effective lines of communication, including written communications, social media and on-site communication techniques.

212. NYC PROPERTY TAX UPDATE: ABATEMENTS & EXEMPTIONS



CNYC and the Action Committee for Reasonable Real Estate Taxes have been working for decades for a fair, equitable and easily understood system of property taxes in New York City. The abatement program for qualifying home owners in cooperatives and condominiums, introduced in 1996 as a short term measure, is now in place through June 30, 2027, (though Prevailing Wage requirements caused some buildings to opt out of the abatement program). In addition to this abatement, home owners in New York City housing cooperatives and condominiums may be eligible for a number of exemption and abatement programs, but careful filings are needed to obtain and maintain these privileges. John Mulvey of the NYC Department of Finance will join tax attorney Robert Pollack who is a CNYC board member, to analyze our current property tax system, review available programs, discuss how they are administered and answer participants' questions.

213. SOLAR POWER FOR NYC CO-OPS AND CONDOS ●



Solar technology is both affordable and practical today, helping buildings reduce their operating expenses and their carbon footprint. Buildings that install solar in New York City are eligible for Federal, State and Local incentives including income tax credits, rebates and property tax abatement. Join local solar experts from non-profit Solar One for an introduction to solar technology, costs, incentives and financing options. The class will include case studies of solar on NYC cooperatives and condominiums and an interactive Q&A.

214. THE BUILDING ENVELOPE: MAINTAINING ROOF & WALLS



Engineer Peter E. Varsalona who is president of the CNYC Board, will address preservation of the building envelope, with emphasis on terminology and techniques to be aware of for roof repair and replacement, pointing, masonry repairs and waterproofing. He will also help participants prepare for the new parapet inspections now required of virtually all NYC buildings and will discuss the expanded demands of FISP on larger buildings. Mr. Varsalona will explore why and how leaks occur and will suggest effective preventive measures for deterring them. Time permitting, retaining walls will also be discussed.

PLENARY SESSION

Sunday, November 12, 2023 at 1:15 PM

CNYC LEADERS WILL PROVIDE UPDATES ON ISSUES IMPORTANT TO MEMBERS AND WILL INTRODUCE SPECIAL GUESTS.

AFTERNOON CLASSES – 2:45 PM

Select one of these 14 classes (#301–#314) to attend at 2:45 PM

301. SUBLET ISSUES IN NEW YORK COOPERATIVES ❖



Many cooperatives periodically review their sublet, admissions and "guest" policies to ensure a consistently balanced approach to the changing needs of the building and its shareholders and to consider the effect of new laws on the process. Attorney Andrew Freedland will examine subletting both from the point of view of the board of directors and that of shareholders wishing to sublet. He will help participants consider procedures for reviewing sublet candidates and sublet fees and will discuss current law and possible board policies with respect to occupancy by 'guests' and 'roommates'. The class will also explore restrictions and conditions that boards might consider imposing in sublet situations, including short term sublets, which are now the subject of new NYC rules.

302. 'CURB APPEAL': Your Entrance and Lobby



The entrance and lobby of your building tell a story. Well designed, clean and well-maintained public areas send a message about how much the board takes pride in this building. A compelling entry and lobby design are also significant contributing factors to the value of your property. Interior design expert Marilyn Sygrove will share some of her insights on a variety of successful décor and streetscape ideas designed to welcome guests and prospective purchasers to your cooperative or condominium.

303. AN EYE TO LL97 IN ALL PLANNING FOR YOUR BUILDING



Local Law 97's ambitious goal of an 80% reduction in your building's carbon footprint by 2050 is daunting when considered from the perspective of that ultimate goal, but there are many years, and many projects between now and 2050. CNYC board member Ed Yaker, who also chairs the Coordinating Council of Cooperatives, will lead a discussion among energy conscious New Yorkers who bring to their own buildings prudent, incremental steps towards carbon neutrality as they include consideration of LL97 in every aspect of planning. This has already enabled their buildings to experience significant success improving their ability to use renewable energy, minimizing waste and engaging residents in conservation projects.

304. THE BUDGET ▲



Every well-run cooperative or condominium develops an annual budget to govern spending and to determine the amount of carrying charges that must be collected from each shareholder or unit owner. The building manager, the accountant and the treasurer should all participate in the development of your budget. Accountant Stephen Beer will offer insights to help you establish and monitor a prudent budget and will provide tips to smooth out the impact of large seasonal expenses such as fuel and periodic ones (taxes, insurance, etc).

305. REPAIRS IN A COOPERATIVE – Who's Responsible for What? ❖



Is it the shareholder or the corporation that is responsible for a particular repair in a cooperative apartment? The answer is not always evident, but attorney Howard Schechter will provide sound guidelines, focused on the language of the proprietary lease and case law.

306. ASK UHAB: FINANCIAL HEALTH STEP BY STEP:



How to Support Financial Health to Capitalize Projects for Your HDFC

For more than forty-five years, UHAB has provided technical assistance, training, and services for Housing Development Fund Corporation (HDFC) cooperatives throughout New York City. Managing and maintaining a successful HDFC co-op takes time, effort, and commitment. UHAB staff members Fabio Eugenio, Emily Ng, Yolanda Rivers and Abigail Willis will discuss financial records, getting on track for capitalizing projects, accessing loans and other financing for cost saving repairs and to support energy conservation

307. YOUR PROFESSIONALS:



Resolving and Recovering from Crises

Are you ready if the unthinkable happens? Fire, flood, a crumbling retaining wall, gas pipe problems, structural damage from construction next door –these issues and others can wreak havoc even in well-managed buildings. An expert panel of professionals led by attorney Theresa Racht and moderated by CNYC's Director of Membership and Communications, Rebecca Poole, will provide you with the necessary guidance to ensure you can recover from the crisis your building is facing and prepare you for whatever crises you might face in the future.

308. COPING WITH EXCESSIVE HOARDING



People who hoard collect things and fill their homes far beyond their capacity to manage them, potentially putting themselves, their neighbors and their buildings at risk. Public awareness of the hazards of hoarding has been growing, and in 2013 the medical profession officially declared hoarding to be a disability. This class will help buildings deal with the complicated issues that are associated with excessive hoarding. Attorney Marc Schneider will help you navigate the legal issues to avoid liability. Kristin Bergfeld, a nationally recognized expert in this unique field, has been working for decades with hoarders who are referred to her company by building managers, lawyers and hospitals. She will provide practical guidance on effectively handling hoarders Ms. Bergfeld is the author of the nationally accepted and utilized Clutter-Hoarding Scale® ICD 2011, which she will provide to class participants.

309. SERVICES TO EXPECT FROM YOUR PROPERTY MANAGEMENT COMPANY



Compliance with city and state regulations has made property management extremely complex. Not only must the management company be knowledgeable about maintaining building systems and training and overseeing staff; it must also ensure that all clients meet requirements for inspections, for filings, for payments. Its expertise will help make board meetings efficient and effective. It will need to deal diplomatically with requests and complaints from building residents. And its advice will be also sought on financial issues, governance practices, short and long term planning, and a myriad of other matters. Property managers Andrew Hoffman and Neil Davidowitz will help participants understand the diverse services boards can – and should – expect from management.

Afternoon Classes Continue ▼

Afternoon Classes (continued)

310. STRATEGIES FOR A SUCCESSFUL CONDOMINIUM



Since the 1990s, condominiums have gone from a rarity to a highly popular form of home ownership. Unfortunately, New York State law has not kept pace with this growth. It provides little guidance on how to operate condominiums and minimal clarity with regard to the rights and obligations of boards and owners. Add to the day-to-day issues that can arise in the condo community the myriad of city and state mandates: annual tests to perform, reports to file, deadlines to meet, and boards are often stymied. The end result is that judges are filling in the blanks and treating condos as if they were co-ops. CNYC board chair Stuart Saft, Esq. will lead a discussion of these issues and others that you raise.

311. UNDERSTANDING YOUR HEATING SYSTEM & COMING CHANGES



A clear understanding of how your heating system operates will help you optimize the use of your energy dollars. Fredric Goldner and Asit Patel will take an in-depth look at the heating plant of buildings of between 20 and 1,000 apartments and examine their various servicing needs. Attention will be paid to boilers, burners, controls and to inspection requirements. Practical facts and figures about the cost of maintaining and upgrading existing systems will be provided, along with advice about bearing in mind Local Law 97 compliance considerations when planning for the replacement of aging equipment.

312. ENFORCING THE RULES ♦



Boards' power to impose rules on their community residents is the quintessential feature of cooperative and condominium living. Unfortunately, the exercise of that power often results in acrimony and costly litigation. Attorney Bruce Choltz will discuss strategies for enforcing the rules while minimizing tension and the prospect of litigation. If litigation is unavoidable, he will also explore boards' powers and legal remedies in compelling compliance with their regulations.

313. A FOCUS ON WATER CONSERVATION



Water use plays a role in determining the energy grade that buildings of 25,000 or more square feet must post annually and it is an important topic for energy saving. The Department of Environmental Protection (DEP) measures building-wide water use and the Water Board sets water rates each year for billing by the Department of Finance. There is talk of eventually metering water use within individual units, but this is most easily – and economically – done in new construction. But buildings that are energy-aware can begin now to explore water metering opportunities. Join CNYC board member Derek K. Jones and an expert from DEP for a discussion of ways to incorporate water into your long range energy planning: seek incentives and grants that include better control of water, starting with ways to engage all building residents to become more conservative in their own water use.

314. CYBER SECURITY: Protecting Your Co-op or Condo (and You) from Bad Actors



Today, cyber security is a necessary investment for any business. And every cooperative or condominium is a business with meetings, transactions, documents, portals whose confidentiality must be carefully protected. But identity theft and ransom attacks are a daily occurrence that could hit any organization where bad actors can get access to funds and personal information. This has caused insurance companies to require compliance with a host of 'controls' before insuring your cooperative or condominium. Michael Buckner, PhD. is president of a NYC technology management company that has been providing cyber protection and management services to NYC companies and non-profits for over thirty years. He will focus on specific steps to take to protect yourself, your board and your shareholders or unit owners, which products to avoid, and what controls are necessary to avoid regulatory fines and liability.

About CNYC

The Council of New York Cooperatives & Condominiums (CNYC Inc.) is a not-for-profit membership organization for housing cooperatives and condominiums. Founded in 1975, it serves a growing constituency through its communications, its advocacy role, its meetings, workshops, and seminars, its studies of aspects of cooperative living, and its affiliation with local, national and international organizations.

CNYC conducts frequent meetings to help make New York cooperators and condominium unit owners aware of legal and tax issues affecting their homes; of maintenance and energy conservation opportunities; of sound management practices and reasonable policies. Each year, CNYC compiles a *Comparative Study of Building Operating Costs* analyzing the various components of building expenditures; an online program helps with quick comparison of your data with others'. Each year, CNYC's HOUSING CONFERENCE brings together hundreds of co-op and condo home owners for a day of learning. CNYC's Website at www.CNYC.coop provides direct access to information and advice.

- CNYC formed the ACTION COMMITTEE FOR REASONABLE REAL ESTATE TAXES in 1990 to work for a fair and predictable property tax structure for New York City; it helped slow tax increases in the early '90s and helped obtain tax abatements for homeowners in cooperatives and condominiums from fiscal 1997 through June 30, 2027. The Action Committee continues to work for a long-term plan for tax fairness.
- CNYC helped secure federal legislation modifying the 80/20 Rule of IRC Section 216.
- CNYC helped secure passage in 2021 of state legislation that enables seniors in New York State housing cooperatives to seek reverse mortgages.
- CNYC is working to ensure that FEMA will provide grants to restore co-op and condo building systems damaged by disasters.
- CNYC is working to enable veterans to use their loan guarantees when purchasing homes in cooperatives.
- CNYC prompted state legislation which:
 - clarifies the right of housing cooperatives to enact and collect 'flip taxes'
 - protects cooperatives and condominiums from taxation of amenities
 - enables coops and condos to collect rent from tenants of defaulting owners
 - allows condominiums to borrow money
 - acknowledges the home owner status of shareholders and unit owners
- CNYC maintains files on goods and services and encourages its members to contribute to these files.

CNYC maintains an office in Manhattan at 850 7th Avenue, Suite 1103, New York, NY 10019-5230.
Contact CNYC by: phone (212) 496-7400, e-mail info@CNYC.coop, and visit our website at www.CNYC.coop



43rd Annual Housing Conference

Sunday, November 12, 2023

ATTENDING THE CONFERENCE

CNYC's 43rd Annual Housing Conference will be conducted entirely via Zoom. This premier educational experience for home owners in New York housing cooperatives and condominiums and the professionals who serve them includes classes on virtually every aspect of operating and living in these buildings. Each Conference registrant may select up to three classes to attend in the course of the day and all are invited to the 1:15 PM Plenary Session where CNYC leaders will present updates on issues of importance and honored guests will be introduced.

REGISTRATION

ADVANCE REGISTRATION IS REQUIRED FOR ANYONE WISHING TO ATTEND THIS CONFERENCE

Registration can be completed by mail, using the form on page 9 or on the CNYC website at www.CNYC.coop. Online registration will generate an immediate receipt which shows the events selected. Credit card payment is accepted only online.

CNYC MEMBER RATES

Every cooperative and condominium that is a 2023 member of CNYC is entitled to one free registration at this Conference. Additional participants from CNYC member cooperatives and condominiums enjoy modest member rates, with even more advantageous rates when your cooperative or condominium registers a team together.

CNYC extends its member rates to members of sister organizations including the National Association of Housing Cooperatives (NAHC), the Federation of New York Housing Cooperatives and Condominiums (FNYHC), the Coordinating Council of Cooperatives (CCC), the Association of Riverdale Cooperatives (ARC) and the Urban Homesteading Assistance

Early registration is encouraged and is reflected in the fee structure for this Conference.

Registration closes at midnight on Thursday, November 9th and on Friday, November 10th links and materials for each class and a link for the Plenary session will be sent to each registrant. Class material includes the Conference Program with brief biographies of all Conference speakers and the Directory of Products & Services. The Directory will subsequently be posted on the CNYC website for easy reference throughout the coming year.

Board (UHAB), whose members will need to contact the CNYC office for the code that enables them to register online at member rates.

NON-AFFILIATES RATES

Non-affiliates are welcome, too, but their fees are higher. All registrations must be received by CNYC by midnight on Thursday, November 9th.

CLASS SELECTION IS PART OF REGISTRATION

No registration is complete until specific class choices have been made.

Each participant can select one of fourteen classes (numbered #101-#114) offered at 8:45 AM; one of 14 other classes (#201-#214) that begin at 11:00 AM and one of another fourteen classes (#301-#314) that begin at 2:45. Anyone registering for a full day will receive links for the three class they select and the Plenary Session.

NO REGISTRATION WILL BE ACCEPTED AFTER MIDNIGHT ON THURSDAY, NOVEMBER 9th





43rd Annual Housing Conference

Sunday, November 12, 2023

Advance registration is required for attendance at all classes. Registration closes at midnight on Thursday, November 9, 2023.

Team registration is encouraged. Each registrant may attend up to three classes, one at 8:45 am, one at 11:00 am and one at 2:45 pm. Every registrant is also invited to the Plenary Session at 1:15 pm in the middle of the day.

Each CNYC member cooperative and condominium can register one person for this Conference at no cost.

ALL REGISTRATIONS MUST BE RECEIVED AT CNYC BY MIDNIGHT ON THURSDAY, NOVEMBER 9, 2023

Online registration will generate an acknowledgment of classes selected. On November 10th login information will be sent to you for each class and for the Plenary Session along with the Conference Program and any advance handouts for your class.

FULL REFUND ONLY ON CANCELLATIONS RECEIVED IN WRITING BEFORE NOVEMBER 9, 2023.

**TO REGISTER ONLINE GO TO www.CNYC.coop
CNYC ACCEPTS CREDIT CARD PAYMENT ONLINE ONLY.**

Address _____ CNYC # _____

PARTICIPANTS FROM YOUR CO-OP OR CONDO

Please print clearly. Attach separate sheet for additional names.

Names

Email _____

EACH CNYC MEMBER BUILDING

Email _____

IS ALLOWED ONE FREE PARTICIPANT.

Email _____

ALL MUST PRE-REGISTER

Email _____

SELECT YOUR CLASSES

Daytime Phone

Morning

Midday

Afternoon

BE SURE TO LIST THE

NUMBERS

OF EACH OF YOUR

CLASSES HERE

CONFERENCE FEES

BEFORE 10/16/23

CNYC MEMBERS & SUBSCRIBERS

Plenary Session Only \$25/3 people for \$60/ add'l \$20

One class + Plenary Session \$50/3 people for \$90/ add'l \$30

Two classes + Plenary Session \$65/3 people for \$150/add'l \$50

Three classes + Plenary Session \$75/3 people for \$180/add'l \$60

NON-AFFILIATES

Plenary Session Only \$50/3 people for \$135/ add'l \$45

One class + Plenary Session \$85/3 people for \$210/ add'l \$70

Two classes + Plenary Session \$120/3 people for \$300/add'l \$100

Three classes + Plenary Session \$150/3 people for \$390/add'l \$130

BY MIDNIGHT ON 11/9/23

\$40/3 people for \$90/ add'l \$30 \$ _____

\$75/3 people for \$180/ add'l \$60 \$ _____

\$85/3 people for \$225/ add'l \$75 \$ _____

\$95/3 people for \$255/ add'l \$85 \$ _____

\$100/ 3 people for \$270/ add'l \$90 \$ _____

\$125/ 3 people for \$345/ add'l \$115 \$ _____

\$150/3 people for \$390/ add'l \$130 \$ _____

\$180/3 people for \$420/ add'l \$140 \$ _____

TOTAL ENCLOSED \$ _____

NO REGISTRATION WILL BE ACCEPTED AFTER MIDNIGHT ON THURSDAY, NOVEMBER 9th

Conference registrants must select the specific classes that they wish to attend in order to complete their registration. Credit card payment is accepted only online. Registration is not complete until classes are selected.

Online registration will generate an immediate receipt which shows the events selected. Links to plenary session and to specific classes selected will be sent to all registrants on Friday, November 10th.

43rd Annual Housing Conference

Sunday, November 12, 2023



MORNING CLASSES

Select one of these 14 classes (#101–#114) to attend at 8:45 AM

- 101. CURRENT SIGNIFICANT LEGAL DECISIONS FOR CO-OPS AND CONDOS ★
- 102. AMENITIES TO ENHANCE YOUR BUILDING
- 103. LOCAL LAW 97: PLANNING TO MEET COMPLIANCE CHALLENGES
- 104. THE TREASURER'S RESPONSIBILITIES
- 105. BOARD CONCERNS RE: TRUST OWNERSHIP ★
- 106. ASK UHAB: MANAGING ELECTIONS IN YOUR HDFC COOPERATIVE
- 107. CAN WE KEEP HOUSING AFFORDABLE WHILE COMPLYING WITH INCREASING REGULATIONS?
- 108. MANAGING CAPITAL PROJECTS: Coordinating the Many Moving Parts
- 109. INSURANCE: COVERAGES, CHALLENGES & BEST PRACTICES
- 110. DEALING WITH DIFFICULT RESIDENTS
- 111. DETECTING & PREVENTING FRAUD & CORRUPTION
- 112. ALL ABOUT HOUSE RULES
- 113. CO-OP SHAREHOLDER V. BOARD RE: Noise, Odors, Mold, etc. ★
- 114. A RESERVE STUDY/CAPITAL PLAN FOR YOUR CO-OP OR CONDO ★

MIDDAY CLASSES

Select one of these 14 classes (#201–#214) to attend at 11:00 AM

- 201. ADMISSIONS BASICS FOR NY COOPERTIVES
- 202. NEW LAWS & RULES IN NYC
- 203. NYC ACCELERATOR: FREE RESOURCES TO HELP YOU ACHIEVE LL 97 COMPLIANCE
- 204. WHAT TO LOOK FOR IN AN ANNUAL FINANCIAL STATEMENT
- 205. FIDUCIARY ROLE OF THE BOARD QUESTIONED IN RECENT COURT CASES ★
- 206. ASK UHAB: IMPORTANCE OF HAVING A WILL FOR THE HDFC SHAREHOLDER
- 207. YOUR PROFESSIONALS: PROACTIVE PREVENTION
- 208. BEST PRACTICES FOR CO-OP/CONDO BOARDS ★
- 209. TODAY'S OPTIONS FOR REFINANCING CO-OP UNDERLYING MORTGAGES
- 210. CONDOMINIUM STRUCTURE ENABLES NONPROFITS TO OBTAIN TAX EXEMPTIONS
- 211. KEEPING RESIDENTS INFORMED
- 212. NYC PROPERTY TAX UPDATE
- 213. SOLAR POWER FOR NYC CO-OPS AND CONDOS
- 214. THE BUILDING ENVELOPE: MAINTAINING ROOF & WALLS

PLENARY SESSION

Sunday, November 12, 2023 at 1:15 PM

AFTERNOON CLASSES

Select one of these 14 classes (#301–#314) to attend at 2:45 PM

- 301. SUBLET ISSUES IN NEW YORK COOPERATIVES
- 302. CURB APPEAL: YOUR ENTRANCE AND LOBBY
- 303. AN EYE TO LL 97 IN ALL PLANNING FOR YOUR BUILDING
- 304. THE BUDGET
- 305. REPAIRS IN A COOPERATIVE: Who's Responsible for What?
- 306. Ask UHAB: FINANCIAL HEALTH FOR YOUR HDFC COOPERATIVE
- 307. YOUR PROFESSIONALS: RESOLVING AND RECOVERING FROM CRISES
- 308. COPING WITH EXCESSIVE HOARDING
- 309. SERVICES TO EXPECT FROM YOUR PROPERTY MANAGEMENT COMPANY
- 310. STRATEGIES FOR A SUCCESSFUL CONDOMINIUM
- 311. UNDERSTANDING YOUR HEATING SYSTEM AND COMING CHANGES
- 312. ENFORCING THE RULES
- 313. A FOCUS ON WATER CONSERVATION
- 314. CYBERSECURITY: PROTECTING YOUR CO-OP OR CONDO (AND YOU) FROM BAD ACTORS

★ Indicates higher level course – background knowledge of the topic will be expected.