



44th
ANNUAL

Housing Conference

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

SUNDAY, NOVEMBER 17, 2024
9:00 AM - 5:00 PM

42 CLASSES

THIS CONFERENCE WILL HELP YOU

- Manage your building at peak efficiency
- Cope with challenging situations
- Address legal, financial & 'people' issues
- Plan for the present and the future
- Discover new products & services
- Think **GREEN!**

Online Only: Advance Registration Required

THE COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS INVITES YOU TO REGISTER FOR OUR 44TH ANNUAL HOUSING CONFERENCE, WHICH WILL TAKE PLACE VIA ZOOM ON SUNDAY, NOVEMBER 17TH, 2024, FROM 9:00 AM TO 5:00 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 1:30 PM PLENARY SESSION FOR UPDATES ON KEY ISSUES, AND AN OPPORTUNITY TO HEAR FROM HONORED GUESTS.

MORNING CLASSES — 9:00 AM

Select one of these 14 classes (#101–#114) to attend at 9:00 AM

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



Every year, Marc J Luxemburg, Esq., a founder of CNYC and now its President Emeritus, 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.



its 2005 level, with specific periodic goals along the way and significant fines for failure to meet these goals. The first goal is upon us! Data from the year 2024 must meet the first LL97 carbon reduction milestone, and be documented in a report which all buildings must file on May 1, 2025 (with separate penalties for late filing!). As buildings subject to Local Law 97 work towards compliance, rules promulgated by the Department of Buildings are providing guidance, and a growing number of products, services and financing sources are becoming available. Consultant Michael Wolfe, engineer Peter Varsalona and energy expert Kelly Dougherty will explain the law and provide specific guidance for compliance.

102. AVOIDING PERSONAL LIABILITY AS A BOARD MEMBER



The biggest concern of many members of Co-op and Condo Boards is whether they are inadvertently exposing themselves to personal liability by serving on their boards. On the one hand interested shareholders and unit owners may want to assist in the operation of their biggest investment and help influence the quality of life of their families and their neighbors, but the threatening letters coming from some neighbors and their lawyers keep many capable shareholders and unit owners from serving on their boards. Stuart Saft, Esq., Chair of the CNYC Board, and a board president of his own co-op for more than three decades, believes that no one should fear serving on their Board because of the threat of litigation. This class will provide detailed guidance to all who attend so they can serve without fear.

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.

103. LOCAL LAW 97: FIRST REPORT IS BASED ON CARBON STATUS THIS YEAR



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

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



HDFC / UHAB



Building



Management


★ 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

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: PREPARING FOR YOUR HDFC CO-OP'S NEXT 50 YEARS ●

 For more than fifty 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. In the next five to fifteen years, your HDFCs will likely need to think about capital repairs, complying with local laws, and property taxes (with the 2029 expiration of the DAMP tax cap). In this interactive workshop, UHAB will address considerations for the next 50 years of a successful HDFC. We'll talk about weathering generational shifts in the co-op leadership, planning for capital upgrades, and how to stabilize your HDFCs financials.


107. WHAT SHOULD BE IN THE MINUTES?

 The minutes of your board meetings are the official record of actions taken, policies established and projects planned. Minutes are not the occasion for flowery prose; they are not enhanced by excessive detail. Every board member shares responsibility for ensuring that the minutes they approve accurately reflect the intentions of the board and do not contain any unnecessary information. Attorney Eric Sable will help secretaries and aspiring secretaries develop clear, concise minutes for their cooperatives or condominiums.


108. 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 have 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.

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


 The mortgage market has changed and low interest rates are long gone, though there is hope of rates continuing to come down from their high. Buildings near the end of their existing loan face serious challenges navigating this new landscape. Attorney Theresa Racht, accountant Mindy Eisenberg Stark 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,

110. WHEN A SHAREHOLDER OR UNIT OWNER DIES ❖


 Attorney Arthur I. Weinstein, who is a founder of CNYC and its current Vice President has practical advice to prepare your cooperative or condominium to deal efficiently, effectively and

 compassionately with the death of an owner. He will describe the official procedures of the police and the County Surrogate's Court and will suggest ways that Boards can help with this process by requiring every tenant to provide emergency contacts.


111. 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.


112. 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 regarding the value of various amenities, and there will be suggestions about design, budget, fee, construction, and policies for the use of new amenities.

113. 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 Patrick Owusu 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.

114. 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.



MIDDAY CLASSES — 11:15 AM

Select one of these 14 classes (#201–#214) to attend at 11:15 AM

201. ADMISSIONS BASICS FOR NY COOPERATIVES ❖



CNYC co-founder and vice president Arthur I. Weinstein, Esq. 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; the first report on Local Law 97's carbon reduction goals is due next May; buildings continue to be required to post Energy benchmarking grades, and new legislation reduces the time interval between inspections of garage facilities. Black bags of garbage at curbside will be becoming a thing of the past as the city promulgates rules for lidded containers and dumpsters. And there's more! Architect Leon Geoxavier will provide an overview of what boards need to do to stay in compliance with all current rules and laws and to benefit from new opportunities.

203. AFFORDABLE AND ACHIEVABLE GOALS



UNDER LOCAL LAW 97

How shall New York cooperatives and condominiums fulfill the requirements of Local Law 97 and still remain solvent? Join CNYC Board members Mary Fischer and Derek Jones, who are each president of the boards of the cooperatives where they live. With the help and guidance of the NYC Accelerator's Valerie Corbett and energy consultant Thomas Morrison, they will visit some of the many pathways available to plan and make incremental, affordable sustainable changes to your property and property operation to comply with LL97. They will dive into the options to garner the best grants, financing and technology to avoid fines and lay a firm foundation for continued evolution as LL97 requirements become more and more stringent.

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. MEDIATION TO RESOLVE DISPUTES ❖



Mediation is an informal, voluntary approach to settling disputes, facilitated by neutral mediators trained and experienced in assisting parties to resolve their disputes out of court. It is quick, private, confidential and inexpensive. Moreover, its non-binding nature allows the participants to engage in the process without waiving any rights they may have to pursue judicial remedies in the event the mediation is not successful. Mediation presents an excellent forum for disputing neighbors or for shareholders/unit owners disputing with Boards to try to resolve their differences. Experienced co-op/condo attorney and mediator Bruce Choltz will lead a discussion of the benefits of mediation, describing in broad brushstrokes the way the process typically unfolds, and, time permitting, the group may try a mock mediation to test what they have learned. Early registrants will have the opportunity to submit questions or topics for discussion.

206. ASK UHAB: THE IMPORTANCE OF HAVING A WILL FOR HDFC SHAREHOLDERS: And You Can Do It Yourself!



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, UHAB staff 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.

207. SELF MANAGED BUILDINGS: Meeting Compliance Challenges



Self-management becomes more challenging by the day with the unending flow of new fees, forms, mandates, filings and registrations. It's difficult to stay on top of new legislation and regulations while also keeping track of all that must be done to keep your building afloat and free of violations. Rebecca Poole, CNYC's Director of Membership and Communication will be joined by compliance expert Jessica Tusing and board president Isabel Taube to offer insights and hands-on advice on how to use the City's websites, a calendar system, forms and templates, and other resources, to develop a system that will help keep your building in compliance.

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



How do the best and most efficient boards run their buildings? Coordinate with Management? 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 management consultant 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. 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 also be 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.

210. UPDATING YOUR COOPERATIVE'S CORPORATE DOCUMENTS ★❖



The governing documents of your cooperative can become stale and frozen in time if they are not periodically updated to reflect new or changed policies that the board has adopted, required compliance with the myriad of local laws, and adaptation to the use of gadgets, instruments and procedures that simply didn't exist when first the building became a cooperative. Attorneys Julie Schechter and Rob Braverman will provide clear guidelines for compiling new information, reviewing and updating your documents, securing necessary resident support for amendments, and disseminating new policies and forms.

211. DEALING WITH DIFFICULT RESIDENTS



Every co-op and condo 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 and managing agent with angry questions, but refuse to listen to or accept the answers, those whose maintenance, common charges or assessments are chronically late, but who still expect immediate 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.

212. INSURANCE:



COVERAGES, CHALLENGES & BEST PRACTICES ★

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

213. INNOVATIVE ENERGY-CONSCIOUS PRODUCTS



Meeting the requirements of Local Law 97 and maintaining our buildings with yesterday's technology is super challenging. Fortunately, new technology is already available that can help us reduce emissions, save money, and increase resident comfort as our buildings proceed in incremental steps to meet decarbonization milestones. This session will focus on three of those technologies.

214. CONSTRUCTION ISSUES:



In Your Building or Next Door...

When residents undertake construction projects, neighbors must contend with noise, dust, and possible damage. When your building undertakes work on the roof or façade, protective scaffolding must often be installed to protect both your building and those adjacent – but problems can arise there if the neighbors are uncooperative. And when major construction – new buildings, pipelines, etc. come to your neighborhood, it can bring major headaches. Attorney Robert Bernstein will lead a discussion of construction issues, with panelists providing insights and guidelines to help your building maximize protection and expedite cordial agreements with neighbors when construction issues arise. They will also address ways to deal with uncooperative neighbors.



PLENARY SESSION


Sunday, November 17, 2023 at 1:30 PM

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


AFTERNOON CLASSES — 3:00 PM

Select one of these 14 classes (#301–#314) to attend at 3:00 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. CONVERTING FROM A COOPERATIVE TO A CONDOMINIUM

 The owners of co-op apartments frequently ask their boards to explore converting their cooperative into a condominium since it is believed that condo apartments have a market value greater than co-ops. Stuart Saft, Chair of CNYC Board and one the editors of the Bloomberg Portfolio on the Taxation of Co-Op and Condominium Apartments, will explain what is required to accomplish the task, analyzing the advantages and disadvantages of doing so, and presenting the tax consequences.


303. LOCAL LAW 97 – ONGOING DISCUSSION WITH ENERGY-FOCUSED BOARD MEMBERS*

 Most buildings subject to Local Law 97 must file a report on May 1, 2025 showing their level of carbon reduction as of the end of this year and face fines if progress was insufficient. CNYC board member Ed Yaker, who also chairs the Coordinating Council of Cooperatives, is a self-proclaimed energy geek, intent on helping buildings understand LL97. He 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, enabling 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 Avi Zanjirian 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. ACCOMMODATING THOSE WITH DISABILITIES: WHAT IS REQUIRED? ❖

 The New York State Division on Human Rights developed a sample document for owners to distribute to all building residents to advise them of their right to request accommodation for a disability under



New York's long standing disability laws. Marc Schneider, Esq. will present the requirements of the laws affecting reasonable accommodation requests, including the Fair Housing Act, the New York State Human Rights Law and the New York City Human Rights Laws. He will also discuss the roles of the agencies which enforce those laws and provide a forum for a resident who believes the community association, board or managing agent is not complying with them. He will provide guidance on what to do when a request is made; what can and what cannot be asked of the person making the request, and who pays for any costs related to compliance. He will have advice on avoiding challenges and lawsuits and will discuss what to do if a formal complaint is filed against your building.

306. ASK UHAB: ENERGY AND ENVIRONMENTAL JUSTICE FOR YOUR HDFC



For more than fifty 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, especially with the prevalence of energy codes. As an HDFC shareholder, you can make a difference to tackle climate change in NYC. Hear from UHAB's Climate and Resiliency Team how your co-op may take advantage of and access programs to comply with energy codes, upgrade your heating system, future-proof your building, and save energy to keep your housing safe, healthy, and affordable.

307. 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 explain why and how leaks occur and will suggest effective preventive measures for deterring them. Mr. Varsalona will also help participants prepare for the parapet inspections now required of virtually all NYC buildings and will discuss the expanded demands of FISP on larger buildings.

308. IMPROVING SHARE LOAN/UNIT LOAN AVAILABILITY IN YOUR BUILDING



Has a bank recently said NO to making a share loan or unit loan in your co-op or condo? In this class, banker and CNYC board member Kevin Cruickshank, who served for many years as president of a self-managed cooperative, and mortgage compliance consultant Orest Tomaselli, will discuss how recent changes to Fannie Mae and Freddie Mac guidelines around insurance requirements and repair and safety concerns are running up against city mandated facade work, gas pipe inspections and decarbonization requirements. They will also review other lending guidelines related to co-ops and condos, including finances, governance, investor vs. owner occupancy ratios, grounds leases and more. Join then to learn how to enhance the mortgage liquidity of your cooperative or condominium.

Afternoon Classes Continue ▼

Afternoon Classes (continued)

309. 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. Covid 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. They will consider possible uses of Artificial Intelligence (including ChatGPT and other available tools) for use in communication and research.

310. 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 Cholst 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.

311. SELECTING CONTRACTORS



Whether it's for an individual unit alteration or a building modification, a key component of success is finding the right contractor for the job. Attorney Ronald J. Gold will lead a discussion offering practical advice on mitigating risk through careful vetting of prospective contractors: themselves, their insurance coverage and the terms of their contracts. The necessary elements of the scope of work will be discussed; advice will be provided on effective methods of checking references. Participants will also hear about potential pitfalls to avoid.

312. '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, staff and residents take pride in this building. A compelling entry and lobby design are also significant contributing factors to the value of your property. Interior design expert Jonathan Baron will share insights on a variety of successful décor and streetscape ideas designed to welcome guests and prospective purchasers to your building.

313. 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 keeping Local Law 97 compliance in mind, particularly when planning for the replacement of aging equipment.

314. REVERSE MORTGAGES – THE BASICS



Legislation signed at the end of 2021 finally makes reverse mortgages available to seniors in housing cooperatives in New York State. Seniors in condominiums have long been able to tap the equity in their homes to meet emergency needs or simply to provide sufficient funds for them to continue to live out their lives in their existing homes. Attorney Scott M. Smiler and representatives of the reverse mortgage lending community will explain reverse mortgages, describing how loans are made, how interest is accumulated, the many safeguards baked into NYS requirements, and the issues that co-op boards should focus on when setting policy regarding parameters it will place on reverse mortgage loans requested by shareholders.

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



44th Annual Housing Conference

Sunday, November 17, 2024

ATTENDING THE CONFERENCE

CNYC's 44th 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 1:30 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 2024 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 14th and on Friday, November 15th 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 14th.

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 9:00 AM; one of 14 other classes (#201-#214) that begin at 11:15 AM and one of fourteen afternoon classes (#301-#314) that begin at 3:00 PM. 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 14th





44th Annual Housing Conference

Sunday, November 17, 2024

**Advance registration is required for attendance at all classes.
Registration closes at midnight on Thursday, November 14, 2024.**

Team registration is encouraged. Each registrant may attend up to three classes, one at 9:00 am, one at 11:15 am and one at 3:00 pm. Every registrant is also invited to the Plenary Session at 1:30 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 14, 2024

Online registration will generate an acknowledgment of classes selected. On November 15th 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 14, 2024.

**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 10/18/24

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 11/14/24

\$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 14th

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 15th.

44th Annual Housing Conference

Sunday, November 17, 2024



MORNING CLASSES

Select one of these 14 classes (#101–#114) to attend at 9:00 AM

- 101. CURRENT SIGNIFICANT LEGAL DECISIONS
- 102. AVOIDING PERSONAL LIABILITY AS A BOARD MEMBER
- 103. LOCAL LAW 97 – FIRST REPORT IS BASED ON CARBON STATUS THIS YEAR
- 104. THE TREASURER'S RESPONSIBILITIES
- 105. BOARD CONCERNS RE: TRUST OWNERSHIP ★
- 106. ASK UHAB: PREPARING FOR YOUR HDFC CO-OP'S NEXT 50 YEARS
- 107. WHAT SHOULD BE IN THE MINUTES?
- 108. NYC PROPERTY TAX UPDATE: ABATEMENTS AND EXEMPTIONS
- 109. TODAY'S OPTIONS FOR REFINANCING CO-OP UNDERLYING MORTGAGES
- 110. WHEN A SHAREHOLDER OR UNIT OWNER DIES
- 111. ALL ABOUT HOUSE RULES
- 112. AMENITIES TO ENHANCE YOUR BUILDING
- 113. SOLAR POWER FOR NYC CO-OPS AND CONDOS
- 114. MANAGING CAPITAL PROJECTS: Coordinating the Many Moving Parts

MIDDAY CLASSES

Select one of these 14 classes (#201–#214) to attend at 11:15 AM

- 201. ADMISSIONS BASICS FOR NYC COOPERATIVES
- 202. NEW LAWS & RULES IN NYC
- 203. AFFORDABLE AND ACHIEVABLE GOALS UNDER LL97
- 204. WHAT TO LOOK FOR IN AN ANNUAL FINANCIAL STATEMENT
- 205. MEDIATION TO RESOLVE DISPUTES
- 206. THE IMPORTANCE OF HAVING A WILL FOR HDFC SHAREHOLDERS – And You Can Do it Yourself!
- 207. SELF-MANAGED BUILDINGS: MEETING COMPLIANCE CHALLENGES
- 208. BEST PRACTICES FOR CO-OP/CONDO BOARDS ★
- 209. SERVICES TO EXPECT FROM YOUR PROPERTY MANAGEMENT COMPANY
- 210. UPDATING YOUR COOPERATIVE'S CORPORATE DOCUMENTS ★
- 211. DEALING WITH DIFFICULT RESIDENTS
- 212. INSURANCE: COVERAGES, CHALLENGES & BEST PRACTICES ★
- 213. INNOVATIVE ENERGY-CONSCIOUS PRODUCTS
- 214. CONSTRUCTION ISSUES: In Your Building or Next Door

PLENARY SESSION

Sunday, November 17, 2024 at 1:30 PM

AFTERNOON CLASSES

Select one of these 14 classes (#301–#314) to attend at 3:00 PM

- 301. SUBLET ISSUES IN NY COOPERATIVES
- 302. CONVERTING FROM A COOPERATIVE TO A CONDOMINIUMS
- 303. LL97 – ONGOING DISCUSSION WITH ENERGY-FOCUSED BOARD MEMBERS ★
- 304. THE BUDGET
- 305. ACCOMMODATING PEOPLE WITH DISABILITIES: What is Required?
- 306. ASK UHAB: ENERGY AND ENVIRONMENTAL JUSTICE FOR YOUR HDFC COOPERATIVE
- 307. THE BUILDING ENVELOPE: MAINTAINING ROOF & WALLS
- 308. IMPROVING SHARE LOAN/UNIT LOAN AVAILABILITY IN YOUR BUILDING
- 309. KEEPING RESIDENTS INFORMED
- 310. ENFORCING THE RULES
- 311. SELECTING CONTRACTORS
- 312. CURB APPEAL: YOUR ENTRANCE AND LOBBY
- 313. UNDERSTANDING YOUR HEATING SYSTEM AND COMING CHANGES
- 314. REVERSE MORTGAGES: The Basics

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