



41st Annual Housing Conference

"Your Bridge to Enhanced Understanding of Board Responsibilities"

SUNDAY, NOVEMBER 14, 2021 / 9:00 AM - 4:45 PM
Online Only: Advanced Registration Required

40 Classes – Plus

Directory of Products & Services
Professional Education Credit
Presentations by HDPC Experts

THIS CONFERENCE WILL HELP YOU

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

THE COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS INVITES YOU TO REGISTER FOR OUR 41ST ANNUAL HOUSING CONFERENCE, WHICH WILL TAKE PLACE VIA ZOOM ON SUNDAY, NOVEMBER 14TH, 2021, FROM 9 AM TO 4:45 PM. SELECT AMONG THESE 40 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 PROUDLY 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 13 classes (#101–#113) to attend at 9:00 AM

101. NEW LAWS & RULES IN NYC: RESPONSIBILITIES AND OPPORTUNITIES FOR CO-OPS & CONDOS *



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. As regulations related to the pandemic are eased, the City has further promoted recovery by offering reductions in certain penalties. Expanded FISP requirements continue in place as do the carbon reduction goals of Local Law 97 and posting of Energy benchmarking grades. CNYC president Marc Luxemburg, Esq. and architect Leon Geoxavier will provide an overview of what boards need to do to stay in compliance and to benefit from new opportunities.

102. LESSONS LEARNED FROM THE FLORIDA CONDO COLLAPSE



We have been shocked and saddened – and concerned – by the Florida building collapse where almost 100 residents lost their lives. CNYC board chair, Stuart Saft has been studying the situation. In July, he hosted a webinar on Lessons Learned for NYC Cooperatives and Condominiums from this tragedy. This class will be a distillation of what he has learned and will alert boards to what they must do to avoid similar occurrences here. Mr. Saft has drafted proposed legislation to provide boards with the tools they need to protect residents in an emergency; he will explain the reason for this legislation and encourage participants to support it.

103. NYC ACCELERATOR: FREE EXPERT HELP WITH LL97



The NYC Accelerator has funding and expertise to help buildings understand and meet the carbon reduction requirements of the Climate Mobilization Act (Local Law 97 of 2019), which sets periodic carbon goals for specific building types of 25,000 square feet or more in efforts aimed at reducing New York City's carbon footprint by 80% of its 2005 level by the year 2050. Companion legislation creates opportunities to borrow to finance larger projects. Energy and policy experts from the NYC Accelerator will explain how Local Law 97 is being implemented, with focus on the many ways that the Accelerator can provide valuable free help and guidance to your building as you make your short-term and long-term plans to achieve 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.

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

TITLES IN GREEN INDICATE NEW TOPIC

* Offered & updated every year.

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

● Discussion 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 modest incomes themselves.

Morning Classes (continued)

105. 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.

106. ASK UHAB: HEALTH AND FINANCIAL SUCCESS FOR YOUR HDFC ●



For more than forty 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 will discuss how your co-op can build and maintain its financial health as we recover from the pandemic. Topics will include funding needed for capital improvements (including energy-related upgrades), how board and shareholders can work together to maintain a healthy co-op, and ideas for staying financially solvent (through budgeting, refinancing, and access to financial resources). This class encourages HDFC co-op shareholder questions.

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. They are not the occasion for flowery prose or 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 Jeffrey Schwartz will help secretaries and aspiring secretaries develop clear, concise minutes for their cooperatives or condominiums.

108. REFINANCING THE COOPERATIVE UNDERLYING MORTGAGE



Attorney Theresa Racht will moderate a seminar exploring diverse aspects of refinancing underlying mortgages on cooperative buildings, with the help of accountant Mindy Eisenberg Stark and property Manager David Lipson. 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.

109. SERVICES TO EXPECT FROM YOUR MANAGING AGENT



Cooperatives and condominiums expect a broad gamut of services from their property management firm. The company must be knowledgeable about maintaining building systems and overseeing staff; it must 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 and a myriad of other matters. Property managers Andrew Hoffman and Neil Davidowitz will help participants understand the diverse services typically performed by management.

110. REASONABLE ACCOMMODATIONS AND NEWLY REQUIRED NOTIFICATIONS: Ramps, Comfort pets, parking spots, etc. ❖



Recent New York State legislation requires buildings to advise all residents of their right to request accommodations. Marc Schneider, Esq. will discuss the new legislation and what boards and managing agents are required to do to comply. He will also review the roles of the Fair Housing Act, the New York State Human Rights Law and the New York City Human Rights Laws on issues of reasonable accommodations. Mr. Schneider will discuss what to do when the request is first 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 share advice to help your board avoid lawsuits and discrimination claims. What should the board do if a formal complaint is filed? Is the claim covered by insurance? You will learn the answers to these questions and others that boards and managing agents face in connection with these requests.

111. BOARD CONCERNS RE: TRUST OWNERSHIP



Board members and managing agents will appreciate this discussion 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 want to 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.

112. TRANSFORM YOUR ROOF (OR TERRACE) INTO A GARDEN OR FARM



Explore the hidden world of rooftop farming with Annie Novak, author of *The Rooftop Growing Guide: How to Transform Your Roof into a Garden or Farm*. Green roofs, greenhouses and container gardens are 'growing up' on buildings around the world. Ms. Novak will help participants learn more about the nuances of various landscapes and how to reimagine the possibilities of your own local skyline.

113. 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 Phyllis Weisberg will provide sound guidelines. References will be made to the proprietary lease, the by-laws and the law.



MIDDAY CLASSES — 11:15 AM

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

201. CURRENT SIGNIFICANT LEGAL DECISIONS FOR COOPERATIVES AND CONDOMINIUMS ★ * ♦



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.

202. INTERNET ISSUES FOR PRUDENT BOARDS



Attorneys Dean Roberts and Rebecca Warren have eye-opening advice for boards who use the internet to conduct their board business, something that increased dramatically due to the pandemic and will continue well afterwards. All boards are facing questions about proper procedures, safeguards and security concerns in regard to conducting cooperative business virtually. The presenters will discuss the best practices and procedures for conducting online board meetings, interviews and interaction with shareholders and the security concerns associated with them. This presentation will address both the legal issues surrounding virtual business as well as the commonsense business and procedural aspects of this greatly expanding tool for boards.

203. CONQUERING LL97 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 more, so as to reduce the City carbon level in 2050 by 80% from its level in 2005. Many buildings will be seriously challenged to achieve the required reductions along the way to this goal and could face fines for non-compliance. Property manager Michael Wolfe, engineer Peter Varsalona and energy expert Kelly Dougherty will explain the law and help participants find ways to deal with compliance challenges.

204. NYC PROPERTY TAX UPDATE



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 Property Tax Reform Advisory Commission, formed to propose improvements to the present system, is expected to present its recommendations before the end of the year. The abatement program for qualifying home owners in cooperatives and condominiums is now in place through June 30, 2023. In addition to the abatement program, 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. Representatives of the NYC Department of Finance will join CNYC Board members Gregory Carlson and Robert Pollack, a certiorari attorney, to analyze our current property tax system, review available programs, discuss how they are administered and answer participants' questions.

205. CO-OP ADMISSIONS POLICY & PROCEDURES



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 (#305). CNYC's prototype application form will be distributed and discussed.

206. INCREASE PARTICIPATION AND AVOID BURNOUT ●



The Urban Homesteading Assistance Board (UHAB) helps create and sustain affordable housing cooperatives through New York City. UHAB staff members Kenneth Soto and Marina Metalios will discuss ways to encourage every member of your cooperative or condominium to participate. Topics addressed will include strategies to get residents involved, establishing effective committees to handle management and duties, annual elections, training new board members, and tips to prepare for and hold effective meetings that emphasize communication, transparency, community building and decision-making.

207. 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 Peter Livingston 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 or does not belong in the House Rules will be discussed.

208. 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 this 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).

209. MANAGEMENT TRANSITIONS



Like any other relationship, the one your building has with its management firm can become strained, leading you to seek a change. But transitions to new management aren't always smooth. Accountant Mindy Eisenberg Stark and attorney Jeff Schwartz will lead a full and frank discussion of how to shop for and select the firm and agent that are right for your cooperative or condominium; what contract provisions will help define the expectations of both parties; and how to optimize the possibility that records and documents all reach the new management firm promptly and in good order.

Midday Classes (continued)

210. ITS TIME TO STOP OVERLOOKING YOUR GARAGE: What New Inspection Requirements Will Mean for Your Building



The oft overlooked condition of buildings' garages has become an issue of concern following collapses in upstate New York, New Jersey and Florida. With the Department of Buildings expected soon to issue regulations requiring garage inspections and repairs, it's time for boards to consider the condition of their garage and learn what to expect. Rebecca Poole of CNYC, architect Chris Alker who is director of compliance for a property management firm and engineer Kathy Needham Inocco will discuss what will be required, the red flags to look for on walk-throughs, why new construction does not guarantee that your garage is safe, and how to negotiate with garage lessees when taking into account these safety and compliance issues.

211. NOISE COMPLAINTS: LEGAL AND INSURANCE PERSPECTIVES ❖



Noise complaints constitute a significant portion of quality of life issues for residents in cooperatives and condominiums. Attorney Bryan Mazzola will explore how boards and management can address noise complaints with an eye towards resolving and preventing a protracted legal dispute, if possible, or, if necessary, defending against litigation. Guidelines will be offered about when to submit a claim to the building's insurance carrier, and how the carrier typically analyzes and determines coverage.

212. MANAGING CAPITAL PROJECTS



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 bid, contract negotiation, payment terms, insurance and bonding, scheduling, project supervision, sub-contractors, site safety, and project sign-off. The class is designed to help boards coordinate the many moving parts of a capital improvement program to achieve successful results.

213. COMMERCIAL TENANTS IN POST-PANDEMIC NYC



For many cooperatives and condominiums with ground floor commercial tenants, the ordeal of the pandemic was exacerbated by partial or total loss of revenue from those tenants, whose rents normally help the building meet its budget. When the pandemic closed down the city, accommodations were frequently made – rent reductions or forgiveness – to try to retain good tenants. Nevertheless, as the months passed, many businesses were unable to survive, resulting in vacant store fronts and higher carrying costs for resident owners. Recovery is slow. Accountant Carl Cesarano, attorney Geoffrey Mazel and property manager Mitch Unger will discuss ways buildings are seeking to fill vacant commercial space, how they are dealing with existing tenants that are still struggling, and how this has affected the building's shareholders and unit owners.

214. REFRESH YOUR INDOOR PUBLIC SPACES: THE PLANNING PROCESS



The public spaces of apartment buildings need to be part of the board's planning cycle; typically they should be freshened every 10 years. There are specific interior components to be addressed; these can be tabulated to ensure sound planning. Interior designer Jonathan Baron will break down the interior components and suggest processes for board and design committees to use to analyze their own building interiors. Mr. Baron will provide blank Building Analysis Report forms and will show samples of typical wall covering, carpet, lighting, etc.

PLENARY SESSION

Sunday, November 14, 2021 at 1:30 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 13 classes (#301–#313) to attend at 2:45 PM


301. SOLVING ISSUES UNIQUE TO CONDOMINIUM

 Condominium boards face many difficulties operating their building that are not encountered by cooperative boards due to the differences in the forms of ownership, the outdated New York Condominium Act, and limitations often imposed by the By-Laws in order to make units more saleable. CNYC board chair Stuart Saft represents many condominiums struggling with these issues and has written extensively about them. Mr. Saft will explore the problems faced by condominium boards and will suggest actions the boards can take to ameliorate the problems and improve the quality of life of residents and the management of the building.


302. GET TO KNOW YOUR NEW ELECTED OFFICIALS

 The municipal elections that will conclude shortly before CNYC's Conference will bring the city many new law makers as well as a new Mayor, new Comptroller and several new Borough Presidents. By getting to know your local elected officials – and helping them to get to know your cooperative or condominium – you can pave the way for enlisting their help if a stop sign is needed on a nearby corner, or if you want their support for pending legislation. CNYC Board member Mary Fischer and CNYC's Strategic Advisor Katie Schwab will lead a discussion of ways to advocate for your home and issues important to you.


303. SOLAR POWER FOR NYC CO-OPS AND CONDOS

 Solar technology is both affordable and practical. Solar energy helps 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 a live demonstration of an online solar monitoring system, interactive Q&A, and solar feasibility assessments for participants.

304. 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 and warning signs to be aware of.


305. 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. Attorney Andrew Freedland will examine subletting both from the point of view of the board of directors and that of shareholders who may


wish to sublet. He will discuss implications of the recently adopted HSTPA on sublet policies and will help participants consider procedures for reviewing sublet candidates and sublet fees. The class will also explore restrictions and conditions that boards might consider imposing in sublet situations, including short term sublets. Laws and possible board policies with respect to occupancy by 'guests' and 'roommates' will also be discussed.

306. ASK UHAB:


Promoting Social Justice in Co-op Communities ●

 Since 1973 the Urban Homesteading Assistance Board (UHAB) has assisted in the creation and preservation of 1,600 buildings and created home ownership opportunities for over 30,000 households. Many of these cooperatives are located in formerly redlined neighborhoods and were instrumental in establishing a strong community network. In this interactive class, UHAB leaders Eliza Klein, Arielle Hersh and Celia Easton Koehler will tell of their efforts to promote social justice along with the cooperative model and will seek input from class participants


307. 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.

308. A RESERVE STUDY FOR YOUR COOPERATIVE OR CONDOMINIUM

 A reserve study is a procedure that helps boards plan for the ongoing repairs and replacements of building systems. Many lenders – particularly those making loans for condominiums – will ask to see such a study. Engineer Mitchell Frumkin will discuss in detail what a Reserve Study involves, how it is prepared and how it should be reviewed and regularly updated by the board to confirm that it reflects accurately their building's plans.

309. EFFECTIVE INTERFACE BETWEEN BOARD & MANAGEMENT ★●

 If boards are to enjoy a successful, productive and professional relationship with their property managers, they must establish the foundation to work in concert. Essential components include active communication, common understanding and shared goals. CNYC board members Marleen Levi and Gregory Carlson, will lead a discussion that focuses on identifying, developing, implementing and adapting work styles that yield result-oriented interaction between board and management. Participants will be expected to have a clear understanding of how boards function.

Afternoon Classes Continue ▼

Afternoon Classes (continued)

310. RECYCLING IN NYC APARTMENT BUILDINGS



Help make New York City cleaner and greener, starting with your own building! The Department of Sanitation's Bureau of Recycling and Sustainability's Senior Manager of Apartment Programs Ashlee Barker and Outreach Coordinator for Curbside Composting and Strategic Partnerships, Allie Gumas will discuss recycling guidelines and requirements as well as opportunities for personalized recycling assistance for your building. They will provide information on convenient textile recycling, easy ways to handle electronic waste, organics collection and other Department of Sanitation programs.

311. BUILDING-WIDE GAS REPIPING:

A CASE STUDY



When a large Manhattan cooperative learned that it would have to replace all cooking gas lines in every apartment in the building, the project seemed daunting. But with careful planning and regular communications to shareholders, the project was completed with only a minimum of stress. Board member Mitch Levine, engineer Chris Meszaros and plumbing contractor Zelgjan Ugargikovic will recount their experience with advice for buildings that find themselves facing extensive gas repiping requirements.

312. KEEPING RESIDENTS INFORMED



In today's information-focused world, shareholders and unit owners expect to be kept informed and to have procedures for bringing their questions to the attention of building staff, management and board members. The Covid-19 Pandemic underscored the need for clear communications and for employing multiple ways to deliver messages to try to ensure that everyone is well informed. Communications professional Lloyd Chrein, attorney C. Jaye Berger and property manager Alex Kuffel will present ways to maintain open and effective lines of communication, including written communications, social media and on-site communication techniques.

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 and advice about Local Law 97 considerations when planning for the replacement of aging equipment will be provided.

About



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 and networking. 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, 2023. 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 is working to secure the passage 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 co-ops 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, fax (212) 580-7801, e-mail info@CNYC.coop, and visit our website at www.CNYC.coop



41st Annual Housing Conference

Sunday, November 14, 2021

ATTENDING THE CONFERENCE

CNYC's 41st 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 offers 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 2021 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 11th and on November 12th 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

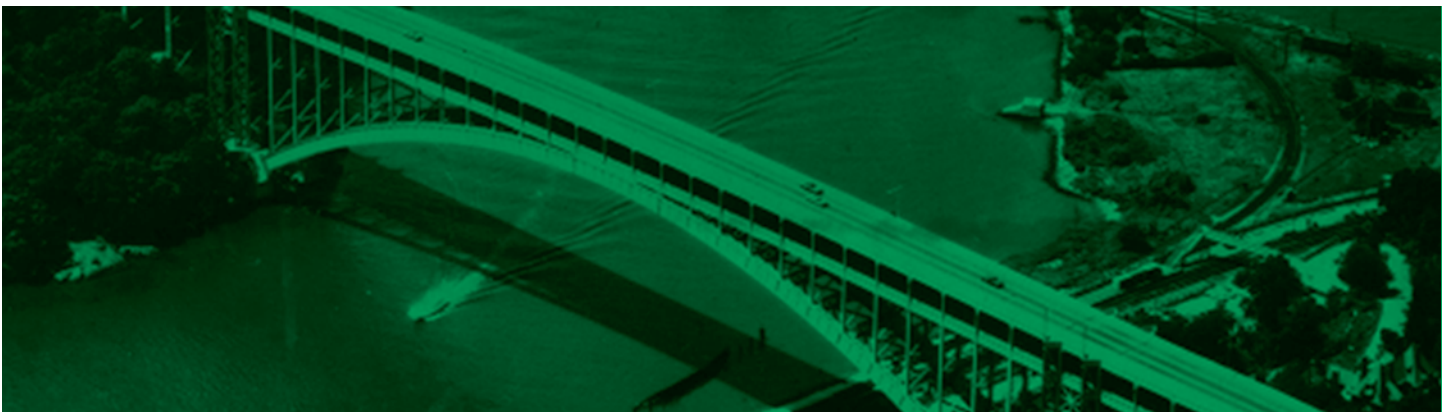
Non-affiliates are welcome, too, but their fees are higher. All registrations must be received by CNYC by midnight on Thursday, November 11th.

CLASS SELECTION IS PART OF REGISTRATION

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

Each participant can select one of thirteen classes (numbered #101-#113) offered at 9 AM; one of 14 other classes (#201-#214) that begin at 11:15 AM and one of another thirteen classes (#301-#313) 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 11th





41st Annual Housing Conference

Sunday, November 14, 2021

Advance registration is required for attendance at all classes. Registration closes at midnight on Thursday, November 11, 2021.

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 2:45 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 11, 2021

Registration will generate an acknowledgment of the classes you have selected. On November 12th and 13th login information will be sent to you for each class selected and for the Plenary Session along with the Conference Program and any advance handouts for your class(es).

FULL REFUND ONLY ON CANCELLATIONS RECEIVED IN WRITING BEFORE NOVEMBER 11, 2021.

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 10/20/21

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 11/11/21

\$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 11th

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 12th.

41st Annual Housing Conference

Sunday, November 14, 2021



MORNING CLASSES

Select one of these 13 classes (#101–#113) to attend at 9:00 AM

- 101. NEW LAWS AND RULES IN NYC
- 102. LESSONS LEARNED FROM THE FLORIDA CONDO COLLAPSE
- 103. NYC ACCELERATOR: FREE EXPERT HELP WITH LL97
- 104. THE TREASURER'S RESPONSIBILITIES
- 105. BEST PRACTICES FOR CO-OP & CONDO BOARDS*
- 106. ASK UHAB: HEALTH & FINANCIAL SUCCESS FOR YOUR HDFC
- 107. WHAT SHOULD BE IN THE MINUTES?
- 108. REFINANCING THE CO-OP UNDERLYING MORTGAGE
- 109. SERVICES TO EXPECT FROM YOUR MANAGING AGENT
- 110. REASONABLE ACCOMMODATIONS AND NEWLY REQUIRED NOTICES
- 111. BOARD CONCERNS RE: TRUST OWNERSHIP
- 112. TRANSFORM YOUR ROOF (OR TERRACE) INTO A GARDEN OR FARM
- 113. REPAIRS IN A COOPERATIVE: Who's Responsible for What?

MIDDAY CLASSES

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

- 201. CURRENT SIGNIFICANT LEGAL DECISIONS*
- 202. INTERNET ISSUES FOR PRUDENT BOARDS
- 203. CONQUERING LL97 COMPLIANCE CHALLENGES
- 204. NYC PROPERTY TAX UPDATE
- 205. CO-OP ADMISSIONS POLICY AND PROCEDURES
- 206. INCREASE PARTICIPATION AND AVOID BURNOUT
- 207. ALL ABOUT HOUSE RULES
- 208. THE BUDGET
- 209. MANAGEMENT TRANSITIONS
- 210. IT'S TIME TO STOP OVERLOOKING YOUR GARAGE: New Inspection Requirements
- 211. NOISE COMPLAINTS: Legal and Insurance Perspectives
- 212. MANAGING CAPITAL PROJECTS
- 213. COMMERCIAL TENANTS IN POST-PANDEMIC NYC
- 214. REFRESH YOUR INDOOR PUBLIC SPACES: The Planning Process

PLENARY SESSION

Sunday, November 14, 2021 at 1:30 PM

AFTERNOON CLASSES

Select one of these 13 classes (#301–#313) to attend at 2:45 PM

- 301. SOLVING ISSUES UNIQUE TO CONDOMINIUMS
- 302. GET TO KNOW YOUR ELECTED OFFICIALS
- 303. SOLAR POWER FOR NY CO-OPS & CONDOS
- 304. WHAT TO LOOK FOR IN AN ANNUAL FINANCIAL STATEMENT
- 305. SUBLET ISSUES IN NYC COOPERATIVES
- 306. ASK UHAB: PROMOTING SOCIAL JUSTICE IN CO-OP COMMUNITIES
- 307. ENFORCING THE RULES
- 308. A RESERVE STUDY FOR YOUR CO-OP OR CONDO
- 309. EFFECTIVE INTERFACE OF BOARD & MANAGEMENT*
- 310. RECYCLING IN NYC APARTMENT BUILDINGS
- 311. BUILDING-WIDE GAS REPIPING: A CASE STUDY
- 312. KEEPING RESIDENTS INFORMED
- 313. YOUR HEATING PLANT – CHANGES ARE COMING

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