

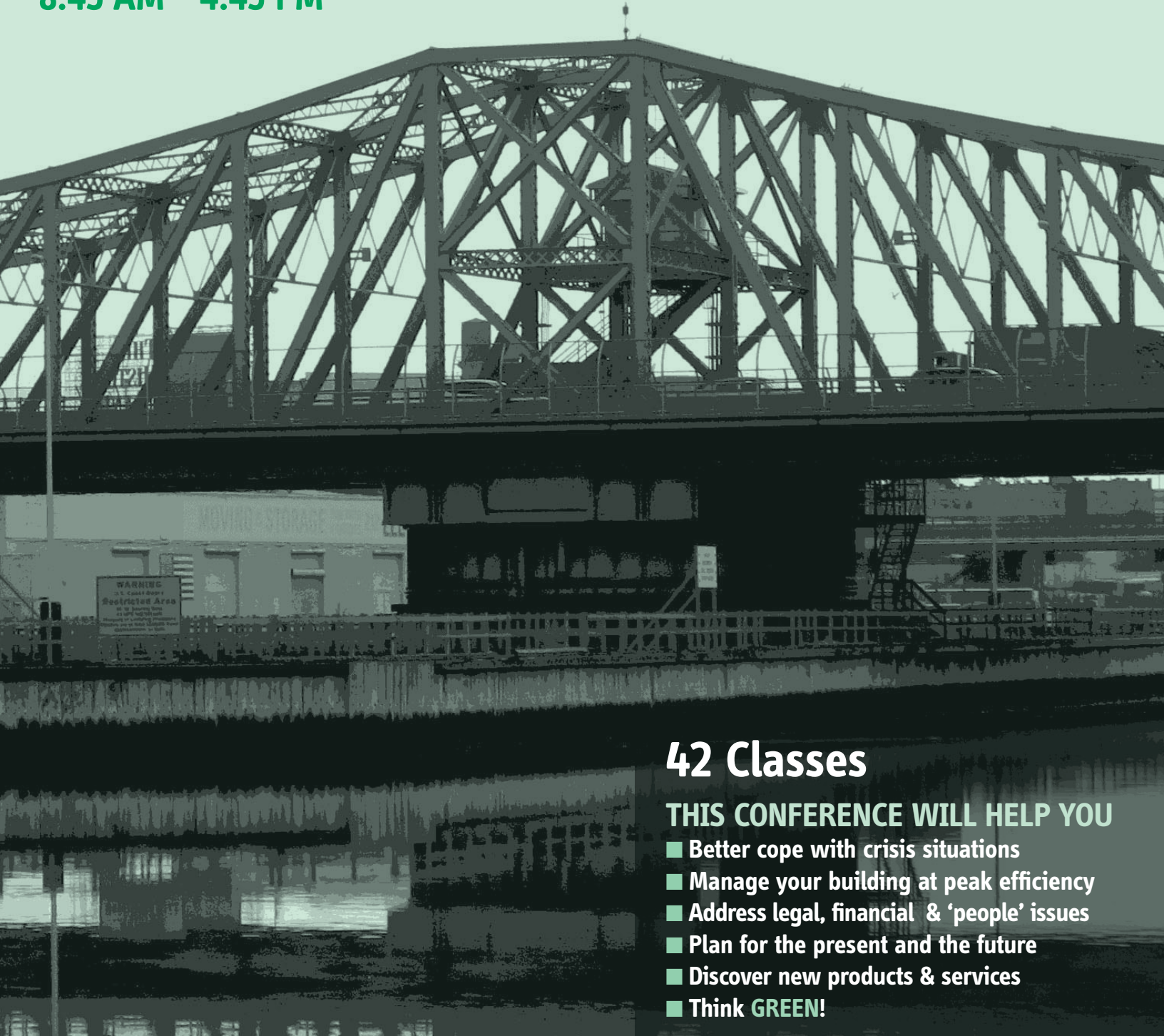


42nd
ANNUAL

Housing Conference

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

"Your Bridge to Enhanced Understanding of Board Responsibilities"



42 Classes

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!**

Online Only: Advanced Registration Required

THE COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS INVITES YOU TO REGISTER FOR OUR 42ND ANNUAL HOUSING CONFERENCE, WHICH WILL TAKE PLACE VIA ZOOM ON SUNDAY, NOVEMBER 13TH, 2022, 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 ★★❖



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. HOW DOES YOUR BUILDING WORK?



Peter Grech is a past president of the Superintendents Technical Association and has been the resident manager of a large cooperative. He currently provides training at CUNY and independent consulting. Mr. Grech will explain in clear non-technical terms exactly how key building systems work. Participants will leave with a better understanding of the elevator, the boiler, the water tank and other building systems. This overview will be interesting to board members, people considering serving on the board, management personnel and building staff members.

103. LOCAL LAW 97 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 to reduce 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. 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. YOUR BUILDING SERVICE EMPLOYEES



Cooperatives and condominiums rely on staff to protect the building and its residents, and to keep the physical plant running smoothly, under the guidance of the 'Super'. During the Covid pandemic, building employees showed extraordinary dedication, working hard to keep our buildings safe and clean. But on those occasions when things are not working as well as the board would like, advice and help are available through the Realty Advisory Board on Labor Relations, Inc. (RAB), which represents property owners in their dealings with service employees – both for day-to-day issues and in the negotiation and administration of contracts. In this class, RAB president Howard Rothschild, Esq. will suggest effective ways to deploy, motivate and, when necessary, discipline building employees, including a discussion of realistic expectations for the Super's performance. Margie Russell, executive director of the New York Association of Realty Managers (NYARM), will provide insights on training staff and suggestions for enhancing performance while also improving employee satisfaction.



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

* 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 annual income of \$75,000 or less.


Morning Classes (continued)

106. ASK UHAB:


HOW TO IMPROVE YOUR FINANCIAL POSITION ●

 For more than forty years, UHAB has provided technical assistance, training, and services for Housing Development Fund Corporation (HDFC) cooperatives throughout New York City. UHAB staff members Fabio Eugenio, Anya Irons and Emily Ng will discuss how your co-op can optimize budget planning to increase savings, decrease spending, improve your payment history and thus improve your credit profile. Topics will include realistic short, medium and long term planning to tap into available resources for building needs, energy conservation goals and city mandates as well as prudent use of funding opportunities. 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. But far too often, they contain details that could actually be harmful to your cooperative or condominium. Attorney Eric M. Sable will present examples of language that can be problematic and will explain the ins and outs of what makes the most effective and efficient board minutes.

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


 The market is changing and the low interest rates of only a few months ago have risen steadily. Attorney Theresa Racht, accountant Mindy Eisenberg Stark and property manager David Lipson will help you navigate the new landscape. 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. 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 is designed to help boards coordinate the many moving parts of a capital improvement program to achieve successful results.


110. CASE STUDIES IN IMPROVING CONDO OPERATIONS

 All New York condominiums operate based on the By-Laws and Declaration of Condominium created by the sponsor who offered units for sale. In preparing these documents, little thought was given to efficiency or cost of operating the condominium nor to maintaining good quality of life for residents and protecting their investment. CNYC's board chair, Stuart Saft, Esq., will provide guidance to boards on how to meet current demands by unit owners, potential buyers, lenders and government agencies during this time of economic uncertainty. He will present case studies of typical problems that boards face and solutions found, and will reserve time to answer participants' questions.


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. SKY'S THE LIMIT: ROOFTOP AMENITIES

 Rooftop community spaces featuring green roofs, vegetable and fruit gardens, and even putting greens have become must-have amenities for buildings in the city. They improve quality of life for residents, add value to the building and can be beneficial for the city and the environment. Structural engineer Eugene Gurevich, PE, LEED GA will walk participants through retrofitting existing roof space from technical considerations, design, build and maintenance costs, roofing warranties and NYC code compliance, to grants and incentives, and will discuss how to make your ideal roof space on a variety of budgets.

113. 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 Deborah Koplovitz 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.

114. WE CAN CONTROL BUILDING COSTS

 Many of the costs of operating our buildings appear completely beyond our control, but careful review and monitoring of all building expenditures can bring significant savings. In this step-by-step class, property manager Andrew Hoffman will discuss typical building expenses as he shares secrets for containing runaway budgets.



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 (#314). 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. The Adams Administration and the new City Council are likely to approach issues differently from their predecessors – this is just being felt – but 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. 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: Case Studies of Free Expert Help with LL97



NYC Accelerator is a City program that provides free technical assistance to building owners to understand and meet local building energy laws, such as Local Law 97 of 2019, the centerpiece of the Climate Mobilization Act. Local Law 97 sets increasingly stringent carbon reduction goals for building over 25,000 square feet as part of the effort to make New York City's carbon neutral by 2050. NYC Accelerator account managers Valerie Corbett and Allen Hobbs and Financial Analyst Andrew Chintz will share resources and present case studies of how NYC Acceleration has guided buildings through the compliance process. NYC Accelerator will highlight the customized technical assistance it provides to buildings, as well as connection to financing, training, and incentives. It is a good follow-up to Class #103. Join this session to learn how your building can tap the expertise and free services of NYC Accelerator.

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 and 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 issues 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. Attorney Pierre de Ravel d'Esclapon who is an experienced mediator, will lead a discussion of the benefits of mediation compared to arbitration or court litigation. He will describe how the process typically unfolds and what are the keys to successful mediations.

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



For more than forty 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 HDFC 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. BOARD CONCERNS RE: REVERSE MORTGAGES



Legislation signed at the end of last year 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 live out their lives in their existing homes. Attorney Marc Luxemburg, a founder and President of CNYC and Steve Irwin of the National Reverse Mortgage Lenders Association 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 to place on reverse mortgage loans requested by shareholders.

208. 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, 2023, but Prevailing Wage legislation passed last year has 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 CNYC treasurer Gregory Carlson to analyze our current property tax system, review available programs, discuss how they are administered and answer participants' questions.


Midday Classes (continued)

209. WATER CONSERVATION:


LETS GIVE THIS MORE ATTENTION

 Water is a commodity that New Yorkers tend to take for granted, cooperating in times of drought, when we are asked to conserve, but far more conscious of its cost in a bottle than in their home. Yet water use plays a role in determining the energy grade that buildings of 25,000 or more square feet must post annually and 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 Michael Roach, Director of Technical Services at 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.


210. 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 Julie Schechter and property manager Marc Levine will present ways to maintain open and effective lines of communication, including written communications, social media and on-site communication techniques.


211. CONDUCTING YOUR ANNUAL MEETING: LESSONS FROM THE PANDEMIC ★❖

 How have the protocols of shareholder/unit owner meetings, including elections, been affected by the Covid pandemic and by recent legislation? Attorney Phyllis Weisberg will cite specific examples as she examines these issues, explains the impact of recent legislation, and advises how boards can overcome challenges ranging from quorum verification to candidate recruitment to participation during the meeting.


212. 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.

213. 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.

214. 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. Many lenders – particularly those making loans in condominiums – will ask to see such a study especially in light of the recently introduced Fannie Mae and Freddie Mac lending requirements. Engineer Mitchell Frumkin will discuss in detail what a Reserve Study involves as well as maintenance and periodic safety inspections 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.



PLENARY SESSION

Sunday, November 13, 2022 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. 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 maintenance 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 Saff, Esq. will suggest creative and effective ways to deal with difficult resident.

302. THE BUILDING ENVELOPE: MAINTAINING ROOF & WALLS



Despite major advances in building materials and construction methods, water penetration remains a building's greatest foe. Proper maintenance of the building envelope is critical to ensure safety, optimize a building's life expectancy, and reduce repair and operating costs. Engineer and CNYC Board member Peter E. Varsalona, PE will discuss why and how leaks occur, including effective preventive measures against them, with an emphasis on terminology and techniques to be aware of in monitoring roof repair and replacement, pointing, masonry repairs and waterproofing. He will also address Façade Inspection Safety Program (Local Law 11) and NYC Building Code requirements and how they relate to façade and roof work.

303. LL97 - BOARD PERSPECTIVES OF ENERGY ADVOCATES



Come hear from five energy advocates who are members of boards that were already working to reduce their respective co-ops' energy costs long before city mandates came along. Their co-ops are very different from one another but alike in their determination to save money through implementing energy-optimizing measures, while improving the quality of life for current and future residents and protecting the environment in the process. Chris McGinnis, Ed Yaker, Greg Carlson, Mike Weiss and McGowan Southworth will discuss the progress they have made and their plans to further improve their buildings' ability to use renewable energy, minimize waste and engage all residents in conservation projects, all within the context of the mandates of Local Law 97.

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. CALENDARING REQUIRED PROCEDURES & REGULATIONS IN SELF-MANAGED BUILDINGS



Self-management becomes more challenging by the day as fees, forms, mandates, registrations proliferate. It's difficult to keep track of all that must be done to keep the building afloat and free of violations. Rebecca Poole, CNYC's director of membership and communication, has long been a champion of small self-managed buildings, having created CNYC's Self-Management 101 Program. She will offer both insights and actual templates for keeping track of responsibilities the building must meet throughout the calendar year.

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



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 Emily Ng, Oscar McDonald, Javier Crespo and Lucia Santacruz will discuss how your co-op can support healthy communication and transparency as keys to healthy cooperation. Topics will include board turnover, shareholder meetings, good record-keeping, and efficient and sustainable operations of the co-op (including energy conservation upgrades, and how board and shareholders can work together to maintain a healthy, affordable co-op). This class encourages HDFC co-op shareholder questions.

307. INSURANCE: COVERAGES, CHALLENGES & BEST PRACTICES ★



Property manager Neil Davidowitz will moderate a discussion with insurance experts Angie Castella and Neil Valsangkar and risk specialist Eric McPhee to guide participants through various coverages that every building should maintain along with advice on what insurance to require of residents. Attention will be paid to current challenges relating not only to rising costs, but also to more restrictive requirements being imposed by insurance companies.

308. INTERNET ISSUES FOR PRUDENT BOARDS: Security, Liability and More...



Attorney Dean Roberts will have eye-opening advice for boards who use the internet to do some of their board business (and who hasn't during the last two years!). How secure are your online conversations? What access might hackers have to the personal files of each participant in your discussion? What liability issues should board and management be aware of? How can virtual shareholder/unit owner meetings be optimized? How should minutes reflect decisions made through e-mail conversations? What precautions should the board implement? Here you will find answers to these questions and to those that you raise.

Afternoon Classes Continue ▼

Afternoon Classes (continued)

309. 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.

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. CASE STUDY:



ACCOMMODATING THOSE WITH DISABILITIES ❖



Last spring 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 accommodations for a disability under New York's long standing disability laws. Marc Schneider, Esq. will present the history of reasonable accommodations, reviewing the roles of the Fair Housing Act, the New York State Human Rights Law and the New York City Human Rights Laws. 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.

312. ASK THE CONSTRUCTION ATTORNEY ●



Please register early for this class, so that CNYC can ask you what questions you would like construction Attorney C. Jaye Berger to address. Ms. Berger will work from your questions and other real life examples to illustrate what to look for when selecting a contractor, key provisions in contracts, how to negotiate these provisions, insurance issues, mechanic's liens, subcontractors and managing the construction process. Her advice will help you successfully complete projects and will suggest ways to avoid common legal problems that can arise between the co-op or condo and contractors, shareholders and unit owners.

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.

314. 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. 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.

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, 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 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



42nd Annual Housing Conference

Sunday, November 13, 2022

ATTENDING THE CONFERENCE

CNYC's 42nd 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 1:15 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 2022 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 10th and on November 11th 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 10th.

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 10th





42nd Annual Housing Conference

Sunday, November 13, 2022

**Advance registration is required for attendance at all classes.
Registration closes at midnight on Thursday, November 10, 2022.**

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 10, 2022

Registration will generate an acknowledgment of the classes you have selected. On November 11th 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 10, 2022.

**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 10/20/22

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 11/10/22

\$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 10th

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 11th.

42nd Annual Housing Conference

Sunday, November 13, 2022



MORNING CLASSES

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

- 101. CURRENT SIGNIFICANT LEGAL DECISIONS ★
- 102. HOW DOES YOUR BUILDING WORK?
- 103. LOCAL LAW 97 COMPLIANCE CHALLENGES
- 104. THE TREASURER'S RESPONSIBILITIES
- 105. YOUR BUILDING SERVICE EMPLOYEES
- 106. ASK UHAB: HOW TO IMPROVE YOUR FINANCIAL POSITION
- 107. WHAT SHOULD BE IN THE MINUTES?
- 108. TODAY'S OPTIONS FOR REFINANCING CO-OP UNDERLYING MORTGAGES
- 109. MANAGING CAPITAL PROJECTS: Coordinating The Many Moving Parts
- 110. CASE STUDIES IN IMPROVING CONDO OPERATIONS
- 111. BOARD CONCERNS RE: TRUST OWNERSHIP ★
- 112. SKY'S THE LIMIT: ROOFTOP AMENITIES
- 113. ALL ABOUT HOUSE RULES
- 114. WE CAN CONTROL BUILDING COSTS

MIDDAY CLASSES

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

- 201. ADMISSIONS BASICS FOR NY COOPERATIVES
- 202. NEW LAWS & RULES IN NYC
- 203. NYC ACCELERATOR: Case Studies of Free Expert Help with Local Law 97
- 204. WHAT TO LOOK FOR IN AN ANNUAL FINANCIAL STATEMENT
- 205. MEDIATION TO RESOLVE DISPUTES
- 206. THE IMPORTANCE OF HAVING A WILL FOR THE HDFC SHAREHOLDER: And You Can Do It Yourself!
- 207. BOARD CONCERNS RE: REVERSE MORTGAGES
- 208. NYC PROPERTY TAX UPDATE: ABATEMENTS & EXEMPTIONS
- 209. WATER CONSERVATION: LETS GIVE THIS MORE ATTENTION
- 210. KEEPING RESIDENTS INFORMED
- 211. CONDUCTING YOUR ANNUAL MEETING: LESSONS LEARNED FROM THE PANDEMIC ★
- 212. SERVICES TO EXPECT FROM YOUR PROPERTY MANAGEMENT COMPANY
- 213. BEST PRACTICES FOR CO-OP/CONDO BOARDS ★
- 214. A RESERVE STUDY/CAPITAL PLAN FOR YOUR CO-OP OR CONDOS ★

PLENARY SESSION

Sunday, November 13, 2022 at 1:15 PM

AFTERNOON CLASSES

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

- 301. DEALING WITH DIFFICULT RESIDENTS
- 302. THE BUILDING ENVELOPE: MAINTAINING ROOF & WALLS
- 303. LL97 – BOARD PERSPECTIVES OF ENERGY ADVOCATES
- 304. THE BUDGET
- 305. CALENDARING REQUIRED REGULATIONS IN SELF-MANAGED BUILDINGS
- 306. ASK UHAB: FOUNDATION FOR HEALTHY CO-OPS: COMMUNICATION & TRANSPARENCY
- 307. INSURANCE: COVERAGES, CHALLENGES & BEST PRACTICES ★
- 308. INTERNET ISSUES FOR PRUDENT BOARDS: Security, Liability and More...
- 309. SOLAR POWER FOR NY CO-OPS AND CONDOS
- 310. ENFORCING THE RULES
- 311. CASE STUDY: ACCOMMODATING THOSE WITH DISABILITIES
- 312. ASK THE CONSTRUCTION ATTORNEY
- 313. UNDERSTANDING YOUR HEATING SYSTEM & COMING CHANGES
- 314. SUBLET ISSUES IN NEW YORK COOPERATIVES

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