

2024 Riverbay Board Election

2024 RIVERBAY CANDIDATES

1. **Jacqueline Smith**
2. **Mary Pearson**
3. **Aaron Carnegie**
4. **Shanauzelda Montgomery**
5. **Bernard Cylich**
6. **Ezekiel Springer Jr.**
7. **Corazon Fernandez**
8. **Sheila Richburg**
9. **Kyshawn White**
10. **Kevin Foggie**
11. **Leah Graham**
12. **Andrea Leslie**

2024 Board Election Schedule

Wednesday, April 17	Certification Date for Candidates
Monday, April 22	Candidates' Orientation Meeting, Bartow, 8 p.m. (Virtual)
Saturday, May 4	Publication by <i>Co-op City Times</i> of first Election Supplement
Saturday, May 11	Publication by <i>Co-op City Times</i> of second Election Supplement
Saturday, May 18	Publication by <i>Co-op City Times</i> of third Election Supplement
Saturday, May 18	First Election Forum, 3 p.m., In-person & broadcast live from Dreiser Audit.
Monday, May 20	Annual Meeting, Election Period & Voting begins
Wednesday, May 22	Second Election Forum, 7:00 p.m., Einstein Center, Rm. 45, In-person & recorded for rebroadcast on the Crawler
Saturday, May 25	Re-publication of first Election Supplement in the <i>Co-op City Times</i>
Wednesday, May 29	Third Election Forum, 7:00 p.m., In-Person & Broadcast live, Bartow, Rm. 31
Saturday, June 1	Re-publication of second Election Supplement in the <i>Co-op City Times</i>
Saturday, June 8	Re-publication of third Election Supplement in the <i>Co-op City Times</i>
Friday, June 14	Election Period ends at 9 p.m. (If no quorum, see Extended Voting period)
Wednesday, June 19	Election Committee Public Meeting to Certify and Announce Final Count of Ballots (In-person & Live Broadcast, 7 p.m., Rm. 31, Bartow Center)
Thursday, June 20	Public & Electronic posting of Official Results, 10 a.m.
Friday, June 21	Deadline to file electronic Challenges (5 p.m.)
Wednesday, June 26	Swearing in of Newly Elected Board Members

Candidates' Statements appear on pages 24-29

NOTE: THE VIEWS EXPRESSED WITHIN ARE SOLELY THOSE OF THE CANDIDATES AND NOT THOSE OF RIVERBAY CORPORATION.

BALLOTING

Voting will be conducted by mail-in or online ballot
Monday, May 20 – Friday, June 14, 2024.

BALLOT RETURN PROCEDURE

To ensure the integrity of the election, ALL mail-in ballots must be returned **DIRECTLY** to YesElections in the stamped, pre-addressed envelope provided with your ballot. Under no circumstance should your election ballot be mailed back or delivered to Riverbay Corporation, or enclosed with your carrying charge payment.
 Mail-in ballots must be postmarked by **Friday, June 14, 2024**
 Online votes may be cast beginning at 6 a.m. on Monday, May 20, and ending at 9 p.m. on Friday, June 14, 2024. Please follow the directions included with your ballot to cast your vote online.

Election Committee Notice — Ask the Candidates

There will be three official Candidates' Forums in the 2024 Riverbay Board of Directors election. The Election Committee is accepting questions from shareholders to be asked at the forums. If you would like to ask a question at the May 18th forum, you may submit it by email to Riverbay2024Election@Riverbaycorp.com, or fill out an election question form at <https://tinyurl.com/ycy7e4rd> and either submit it electronically

or print and submit it to CSO **by the close of business on Tuesday, May 14, 2024**. The submission must include your name, building, apartment number and the question to be asked.

The three Candidates' Forums will take place on: Sat., May 18, 3 p.m., Dreiser Auditorium; Wed., May 22, 7:30 p.m., Einstein, Rm. 45; and Wednesday, May 29, 7:30 p.m., Rm. 31, Bartow Center.

Extended Voting Schedule

Extended Voting Period (if no quorum)

Friday, June 14, 2024 Continue election (as of 9:01 p.m.)
 Friday, June 28, 2024 Election period ends at 9 p.m.
 Monday, July 8, 2024 Election Committee Review and Certify Final Count of Ballots (Bartow, Rm. 31, 7 p.m.)
 Tuesday, July 9, 2024 Public and Electronic Posting of Official Results, 10 a.m.
 Wed., July 10, 2024 Deadline to file Electronic Challenges to Election, 5 p.m.
 Wed., July 17, 2024 Swearing in of Elected Board Members, Bartow Center, Rm. 31, 7 p.m.

Additional Extended Voting Period (if no quorum)

Friday, June 28, 2024 Continue election (as of 9:01 p.m.)
 Friday, July 12, 2024 Election period ends at 9 p.m.
 Wed., July 17, 2024 Election Committee Review and Certify Final Count of Ballots (Bartow, Rm. 31, 7 p.m.)
 Thurs., July 18, 2024 Public & Electronic Posting of Official Results, 10 a.m.
 Friday, July 19, 2024 Deadline to file Electronic Challenges to Election, 5 p.m.
 Wed., July 24, 2024 Swearing in of Elected Board Members, Bartow Center, Rm. 31, 7 p.m.

Andrea Leslie



Andrea Leslie

Dear fellow shareholders: I ask for your vote in the upcoming Board of Directors election. I am running for re-election to the Board because I want to continue the progress we have made in modernizing our aging infrastructure, in improving our quality of life, and in making our corporation financially sound.

For more than thirty years I've been a New York City employee. Daily making a difference in the lives of New Yorkers who may need assistance in dealing with various government agencies, or who are seeking appropriate help for a family member in distress. The people I assist are sometimes my Co-op City neighbors.

My role as a member of the Board of Directors gives me the opportunity to assist fellow shareholders who may, for instance, face eviction. In fact, I've become a liaison/ambassador for Co-op City, helping shareholders to remain in the community they love. I also work to bring much-needed funds to Riverbay Corporation. If re-elected, I will continue this partnership, which has been beneficial for both Riverbay and its residents.

I believe that "Team work makes the dream work." Therefore, I will continue to be a team player in community efforts to promote our activism. For decades, the spirit of activism has motivated shareholders to express their views to our representatives on the City Council and in Albany. It is what enables our community to receive our fair share of public funds and services.

I commit to working with the Board and Management to maintain a fiscally responsible budget.

I pledge to continue to keep Co-op City the best deal in town.

I ask that you vote to re-elect Bernard Cylich, Mary Pearson, and myself, Andrea Leslie, and to elect Sheila Richburg, Ezekiel Springer Jr., and Kevin Foggie, all on the Impact Team.

Keep your eyes on the prize.

VOTE

BY MAIL OR ONLINE MAY 20 - JUNE 14

The IMPACT TEAM

We Commit to:

- ✓ Keep Co-op City Affordable
- ✓ Increase CCPD Surveillance and Presence
- ✓ Deliver Maintenance/Restoration Satisfaction
- ✓ Curb Skyrocketing Insurance
- ✓ Gain Full Metro-North RR Station Access
- ✓ Obtain Equitable Bus Service

Re-Elect



Andrea Leslie



Bernard Cylich



Mary Pearson

Elect



Ezekiel Springer, Jr



Sheila Richburg



Kevin Foggie

We Will Build on Board Achievements:

- Millions of Dollars in Power Plant Savings and Earnings
- Remain the Best Deal in Town
- State-of-the-Art Elevators, ADA Lobby Doors, E-Z Pass Garage Entry
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- Section 5 Waterview Park Constructed In-house



Leah Graham



Leah Graham

Good day, shareholders and friends, With the ongoing carrying charge increases and the recent 8.1%, it's time for a change in the boardroom. The Community First team and I have the experience to help bring about much needed quality of life improvements within every Section of Co-op City.

Last year, the board voted not to extend our election a second time. Even though we have extended elections for the last 5 years, what changed? Five of the Board directors who voted were candidates in that election and therefore, remained seated.

Does 94% of those who voted, not matter? Some of these directors are running again. How does that make you feel? Our carrying charges paid for that election. Despite the cost and the election at 94% quorum with less than 300 votes left, they did not extend our election a second time.

Let's make our vote count; vote Community First, and here's why:

As a team, we are committed to representing cooperators by addressing your needs as you have expressed them. We realize the ongoing carrying charge increases have negatively affected many in our community, especially those on a fixed income; particularly those who do not meet SCRIE requirements. This is why we need to vote.

Our community is a \$200 million corporation that deserves Board directors like Community First, who understand budgeting, finance, management and contracts. The days of electing people with only passion do not pay the bills and will not control ongoing increases, but experience does.

By electing Community First, you will get a team who is eager to collaborate with other hard-working directors to ensure our community and corporation thrives.

There are six available seats, and by electing the four of us, we will serve this community with integrity and transparency. This year let's aim to meet quorum.

Respectfully.

for Our Entire

COMMUNITY FIRST TEAM

Vote ~~8.1%~~ Carrying Charge Increase

Can You Afford Not To?






Leah Graham
Former Director

Kyshawn White

Shanauzelda
Montgomery

Jacqueline Smith
Former Director

We Are Committed to . . .

- Increase Budget Reviews / Control Spending
- Enhance Managing Agent Oversight
- Improve Board Accountability to Shareholders
- Exploration of Alternative Revenue Streams
- Reinstate Community Relations Committee
- Support CCPD Community Policing
- Safety and Security Enhancements
- Enhance Dog Policy

... and We Will Respect Your Vote!

WHAT CO-OP CITY USED TO BE DOES NOT HAVE TO BE A MEMORY!



Kevin Foggie



Kevin Foggie

Dear members,

I am honored to present myself as a candidate for Board of Directors. With over five decades of residency within this community, I share a deep understanding of the needs, the challenges and desires we face for the optimal quality of life that we expect as shareholders. My commitment is clear: to be an advocate for the shareholders, demanding accountability and ensuring responsibility of the Management and its employees, who are financially compensated for their duties.

I firmly believe in the power of unity paralleled with transparent communication. If I am elected, I pledge to ensure that your voices are heard and that the decisions made by the Board truly reflect the needs of our community, apart from any personal agendas. I am confident that together, we can do better and will accomplish the objectives that we set.

My name is Kevin Foggie, and I have resided here in Co-op City since 1971. I have attended the schools here in Co-op City, and together with my wife, we have nurtured three beautiful children, each of them currently making their positive contribution to society.

Thank you for considering my candidacy. I look forward to the possibility of serving you on the Board of Directors.

Elect the Impact Team: Bernard Cylich, Andrea Leslie, Mary Pearson, Ezekiel Springer, Jr., Sheila Richburg and myself, Kevin Foggie.

VOTE

BY MAIL OR ONLINE MAY 20 - JUNE 14

The IMPACT TEAM

Re-Elect



Andrea Leslie



Bernard Cylich



Mary Pearson

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Elect



Ezekiel Springer, Jr.



Sheila Richburg



Kevin Foggie

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Kyshawn White



Kyshawn White

In the evolving landscape of the Co-op City community, the Community First Team stands firm in our belief that adapting policies to meet the changing needs of our residents is paramount. We are dedicated to prioritizing the well-being of cooperators not just during election season, but consistently throughout our tenure.

Our agenda encompasses several crucial areas of focus:

First, we prioritize the stabilization and pause of future increases in carrying charges. We pledge to ensure responsible governance practices, which includes protecting against future carrying charge increases that unfairly

burden fixed-income seniors and cooperators.

Secondly, we are committed to the upgrade and repair of convector systems and the proper maintenance of residential units. We understand the significance of ensuring that all residential units receive the necessary upkeep and repairs to maintain the high living standards within our community. Addressing issues with convector systems is essential for the comfort and safety of our residents. We are unwavering in our dedication to implementing necessary upgrades and repairs to enhance living conditions.

Thirdly, we support public safety initiatives. We believe that strengthening community-public safety efforts is vital to foster trust and collaboration between Co-op City Public Safety and cooperators.

Lastly, we advocate for the reinstatement of the Community Relations committee. Reinstating this committee will facilitate constructive dialogue and engagement, promoting inclusivity and responsiveness to the diverse needs of our community.

In conclusion, our platform is centered on policy reform aimed at enhancing the overall well-being of Co-op City. We are committed to fiscal responsibility, accountability to shareholders, and ensuring the safety and security of all residents.

We urge you to support the Community First Team, comprising of Kyshawn White, Leah Graham, Jacqueline Smith, and Shanauzelda Montgomery, as we tirelessly strive to serve the best interests of Co-op City.

for Our Entire

COMMUNITY FIRST TEAM

Vote **8.1%** ~~Carrying Charge Increase~~

Can You Afford Not To?

Leah Graham
Former Director

Kyshawn White

Shanauzelda
Montgomery

Jacqueline Smith
Former Director

We Are Committed to . . .

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WHAT CO-OP CITY USED TO BE DOES NOT HAVE TO BE A MEMORY!

Sheila Richburg



Sheila Richburg

Greetings to my fellow shareholders of our beloved Co-op City community. I am honored to request your vote to serve as Riverbay Board director. Having lived here in the Bronx for many years and raised five wonderful children within this community, I understand intimately the importance of efficacious budgeting.

I will commit to ensuring and overstand that responsible financial management directly impacts us all. As shareholders, we reasonably expect to be able to afford our monthly bills, maintain daily comforts and have efficient governance/management to ensure the long-term viability of our community.

I commit to uphold the fiduciary duty as director of approving a fiscally sound budget utilizing any cost saving opportunities available. Efficiency is one of the answers to keeping carrying charge increases as low as possible.

I pledge to work collectively in committee to explore innovative solutions and research alternate sources of revenue to address our needs without sacrificing the quality of life that we cherish. My goal would be to provide effective oversight to maintain the delicate balance between affordability and the financial health of Co-op City.

If given the opportunity, I will work to maintain customer service satisfaction. I resolve to maintain a transparent, innovative and efficient service delivery model utilizing available technology.

This digital technology should work in tandem to manage and track service statistics. Having a transparent shared digital management system will afford accountability, track delays and offer follow-up data.

In conclusion, I humbly ask for your vote during this election. Your vote is key to choosing the candidate/s who will ensure successful oversight of our cooperative.

Please vote for me, Sheila Richburg, to serve as your Riverbay Board director, member of the Impact Team.

Other team members are Bernard Cylich, Andrea Leslie, Mary Pearson, Ezekiel Springer, Jr. and Kevin Foggie.
Thank you.

VOTE

BY MAIL OR ONLINE MAY 20 - JUNE 14

The IMPACT TEAM

Re-Elect



Andrea Leslie



Bernard Cylich



Mary Pearson

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Ezekiel Springer, Jr.



Sheila Richburg



Kevin Foggie

Elect

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Jacqueline Smith



Jacqueline Smith

The ultimate measure of a man is not where he stands in moments of convenience and comfort, but where he stands at times of challenge and controversy.” (MLK, from his 1963 book, *Strength to Love*). Hello, my name is Jacqueline Smith, and I am running for a seat on the Riverbay Board of Directors. I am running with three exceptional individuals who are transparent, outstanding, dedicated candidates. The Community First Team shares the same hope that many Co-op shareholders possess. A yearning for a new approach, consisting of professional oversight, grounded in skilled overseeing. An undertaking comprising of a bright, thriving future advanced by board

transparency, contract compliance, a CCPD Community Policing Policy, a welcome orientation for new shareholders and a 21st Century restoration fair for long time cooperators. No, to not respecting your vote! Yes, to Shareholders having a say in their community via vote participation. MLK said, “Our lives begin to end the day we become silent about things that matter.” (I have a dream, 1963). This is your moment! Brave wins!

As a trusted servant for the shareholders, I had the opportunity to serve on the Legislative Committee, MTA Ad-Hoc Committee, and the Best & Brightest Committee which saluted Co-op City students’ academic excellence. It was quite heartwarming to see dedicated neighbors work side by side on these committees. Their success was a declaration that with transparent leadership along with engaged cooperators anything can be achieved. The Community First Team, if given your vote, will stay the course and commit to a more “Proactive Approach over a Reactive Response. To accomplish these ideals and goals, we need your support, and your vote! What Riverbay used to be doesn’t have to be a memory! Please elect Jacqueline Smith, Leah Graham, Shana Montgomery and Kyshawn White.

for Our Entire

COMMUNITY FIRST TEAM

Vote **8.1%** **Carrying Charge Increase**

Can You Afford Not To?

Leah Graham
Former Director

Kyshawn White

Shanaulzelda
Montgomery

Jacqueline Smith
Former Director

We Are Committed to . . .

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... and We Will Respect Your Vote!

WHAT CO-OP CITY USED TO BE DOES NOT HAVE TO BE A MEMORY!

Mary Pearson



Mary Pearson

Dear neighbors,
I was reading my T-shirt the other day – my angry, long-sleeved black Protest T-shirt. (It’s still too chilly for the short-sleeved purple one.)
Aside from sleeve length and color, the shirts are identical. (And very wordy. Just like me.)
I’d planned a long day of complaining about *Project X and the Metro-North Railroad vs Co-op City* so I was wearing my pro-justice tee.
I had designed and printed up the shirts around 2015, around the time Bernie Sanders started his presidential run. The Senator’s message has always been – Government should work for all of us not just the wealthy few.

My T-shirts agree, and say so in 224 words, listing 99 causes of the 99% in white print on a dark background.

Since the whole list can’t fit in this piece, I’ll summarize.

It starts with the five justices: Racial, Social, Criminal, Economic, Environmental. Next comes every kind of human rights – individually listed. That’s followed by lists of things to fight for or against; groups to stand with or oppose. All stuff that needs to be protected or abolished.

Most of these endeavors remain works-in-progress. But in the decade since, a few (a very few) have either come to be or have measurably moved toward justice in our (arguably) moral universe.

Ten years ago, I highlighted some of those T-shirt goals with permanent red marker. (Black Lives Matter. Peace. Affordable Housing.) I’ve been busy wishing and working to make them so ever since.

The first Candidates’ Forum is a week from today in Dreiser at 3:00 p.m. Come and hear about these right-here-at-home issues and more from the Impact Team: Andrea Leslie, Bernie Cylich, Zeke Springer Jr., Sheila Richburg, and Kevin Foggie and me.

And come read my T-shirt!
Thanks and sweet wishes,
Mary Pearson
718-219-2211

VOTE

BY MAIL OR ONLINE MAY 20 - JUNE 14

The IMPACT TEAM

Re-Elect



Andrea Leslie



Bernard Cylich



Mary Pearson

We Commit to:

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Elect



Ezekiel Springer, Jr.



Sheila Richburg



Kevin Foggie

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Aaron Carnegie



Aaron Carnegie

As a candidate for Riverbay Board director, I am passionate about addressing multifaceted issues crucial to our community’s well-being. In addition to enhancing quality of life and security, I plan to prioritize financial stability through saving money and exploring alternative income sources.

One of my key initiatives is prudent financial management. By conducting thorough cost analyses, negotiating favorable contracts, and implementing efficient budgeting strategies, we can save money without compromising on essential services or amenities. This approach ensures that our resources are utilized wisely, benefiting all residents and maintaining a sustainable financial trajectory for our community.

I will advocate for exploring alternative sources of income to supplement our revenue streams. This could involve advocating for lowering the price for certain unused or underutilized community spaces for events or rentals, initiating community-driven fundraising campaigns for specific projects, or exploring grants and partnerships with external organizations. Diversifying our income sources not only provides financial stability but also opens up opportunities for investment in long-term community development projects.

My experience in management, coupled with a deep understanding of community dynamics, positions me as a capable and strategic leader for the Riverbay Board Director role. I am committed to transparency, accountability, and collaborative decision-making, ensuring that shareholders’ input is central to our financial and operational strategies.

By electing me as your Riverbay Board director, you are not only supporting initiatives to elevate quality of life and enhance security but also endorsing a proactive approach to financial stability and growth. Together, we can build a stronger, more prosperous community for generations to come. Thank you for considering me for this important role and remember your vote matters, don’t waste it.

CARNEGIE FOR CO-OP CITY

FOR MORE INFORMATION AND TO SPEAK TO THE CANDIDATE DIRECTLY EMAIL AT :
CARNEGIEFORCOOP@GMAIL.COM

VOTE

AARON CARNEGIE
YOUR VOTE MATTERS

Don't waste it!

- TRANSPARENCY
- AFFORDABILITY
- INNOVATION
- COMMUNITY POLICING REFORM

Shanauzelda Montgomery



Shanauzelda Montgomery

Greetings, community of shareholders. Social unrest and uncertainty have led to challenging living conditions for many individuals; our community is no exception. We are experiencing increased food and living expenses, as well as elevated crime rates. If elected, my priority would be maintaining affordability and safety for our community without compromising our way of life.

During these challenging times, we must be proactive and implement policies that safeguard our community from criminal activities. These policies should include the continued use of advanced surveillance technology in and around Co-op City. In addition, strict access control to our buildings, laundry facilities, and garages should be implemented. We must bring back lobby and garage attendance and allow CCPD to collaborate and train attendants to ensure safety. Furthermore, we must restore CCPD to its full capacity, including bicycle and garage patrols, and increase visibility in our neighborhood.

It is no longer acceptable to claim that Co-op City is the most affordable housing option in the city to justify increases. As shareholders, we pay community expenses, not rent. However, yearly maintenance increases have made it difficult to afford living here. Therefore, we need to reduce maintenance costs and ensure Co-op City remains affordable.

We must implement accountability-driven and transparent budget review processes to ensure Co-op City funds are spent responsibly. Furthermore, steps should be taken to ensure Co-op City remains financially stable and sustainable.

The previously estimated maintenance increase of 2.1% was deemed insufficient by HCR. Instead, shareholders are now required to pay an increase of 8.1%, which is a significant deviation from the initial projection. This is unjust to shareholders, particularly those with low and fixed incomes who rely on Co-op City's affordability. Our goal is to reduce maintenance expenses by enhancing operations and promoting financial responsibility. Please vote for Shanauzelda Montgomery and the Community First Team!

for Our Entire **COMMUNITY FIRST TEAM**

Vote **8.1%** ~~Carrying Charge Increase~~

Can You Afford Not To?

Leah Graham
Former Director

Kyshawn White

Shanauzelda Montgomery

Jacqueline Smith
Former Director

We Are Committed to . . .

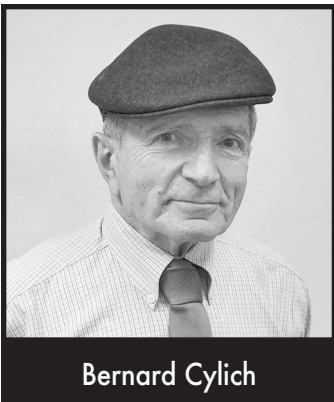
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... and We Will Respect Your Vote!

WHAT CO-OP CITY USED TO BE DOES NOT HAVE TO BE A MEMORY!



Bernard Cylich



Bernard Cylich

In early 1900, Jewish socialist labor leaders, immigrants from Russia, organized young female garment workers, who labored long hours under sweatshop conditions. The women waged fierce battles against heartless bosses; were attacked by company goons, and cops, and often were jailed. They won union recognition, decent wages and working conditions. However, after work they returned to slums.

Labor leaders acknowledged they could not win affordable decent housing at the bargaining table. Instead, they sponsored cooperative housing, free from landlords, would be built not as commodity but as housing. In 1926, a broad coalition of labor leaders successfully lobbied

Albany for the adoption of the first housing tax relief. Subsequently, the first cooperative was built in the Northwest Bronx, sponsored by the Amalgamated Clothing Workers, overseen by Abraham Kazan.

For the next 40 years, Kazan organized coalitions, lobbied Albany for more cooperative housing legislation. In 1955, the Mitchell-Lama bill was adopted, resulting in the building of 105,000 apartments in the state – 15,000 in Co-op City. The program offered cheap land, 35-year fixed, low-interest loans, low property taxes; income limitations to purchasers, equity cap on resale, initiated SCRIE and DRIE programs; it retained a transparent, non-discriminatory waiting list (it's why M-L housing are the largest middle income integrated cooperative housing in our nation).

Co-op City, with 35 hi-risers, seven townhouse closures, on 320 acres, 80% open space; 15,000+ light, airy apartments with parquet floors, and A/C; 8 garages, 3 shopping centers, a theater, schools, a power plant, a library — was the fruition of Kazan's vision. It's a beacon to our nation as the largest affordable, integrated cooperative.

Elect the Impact Team to keep Co-op City the best deal in town.

Vote for Sheila Richburg, Andrea Leslie, Mary Pearson, Ezekiel Springer, Jr., Kevin Foggie, and myself, Bernard Cylich.

VOTE
BY MAIL OR ONLINE MAY 20 - JUNE 14

The IMPACT TEAM

Re-Elect

Andrea Leslie

Bernard Cylich

Mary Pearson

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Elect

Ezekiel Springer, Jr.

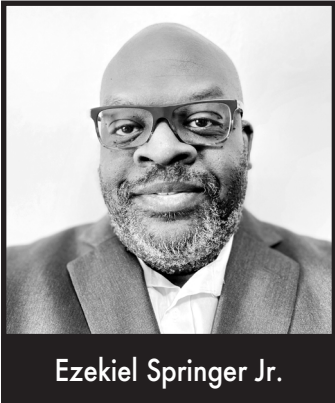
Sheila Richburg

Kevin Foggie

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Ezekiel Springer Jr.



Ezekiel Springer Jr.

Hi, I'm Ezekiel Springer Jr. And when I walk the Section Five Greenway, I'm heartened to see so many of my fellow shareholders enjoying the sun, fresh air, and the exercise.

Lately, my walks have become fraught with concerns about carrying charge increases and violent crimes committed in our community. I'd like to return to a time when these concerns held little space in my mind on my walks. To make that happen, I've decided to get off my couch and make an impact on our community as a candidate for the Riverbay Board.

They say Co-op City is the best deal in town.

They also say Co-op City has some of the lowest crime rates in the Bronx. Okay. I love a good deal and safe streets. That's why I've made these my top priorities.

If elected, I plan to keep Co-op City affordable. That means no privatization and holding the Board and HCR accountable when it comes to rate increases without a legitimate explanation.

If elected, I plan to keep Co-op City safe. I will support CCPD with solutions on increasing visibility and lobbying for more manpower and equipment. I pledge to work closely with representatives from the 45th Precinct on increased presence and how best to continue their partnership with CCPD.

If elected, I promise to make a positive impact on Co-op City. That's why I've joined forces with the Impact Team. Please elect to the Riverbay Board the entire Impact Team: Sheila Richburg, Kevin Foggie, Mary Pearson, Andrea Leslie, Bernard Cylich, and me, Ezekiel Springer Jr.

Tired of sitting on the sidelines? Then come out and vote for us! Don't let security fears and carrying charge hikes price us out of our community.

VOTE

BY MAIL OR ONLINE MAY 20 - JUNE 14

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Re-Elect



Andrea Leslie



Bernard Cylich



Mary Pearson

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- ✓ Deliver Maintenance/Restoration Satisfaction
- ✓ Curb Skyrocketing Insurance
- ✓ Gain Full Metro-North RR Station Access
- ✓ Obtain Equitable Bus Service

Elect



Ezekiel Springer, Jr.



Sheila Richburg



Kevin Foggie

We Will Build on Board Achievements:

- Millions of Dollars in Power Plant Savings and Earnings
- Remain the Best Deal in Town
- State-of-the-Art Elevators, ADA Lobby Doors, E-Z Pass Garage Entry
- Electronic Option for Carrying Charge Payments, Board Election Voting, Income Affidavits Filing
- Section 5 Waterview Park Constructed In-house



Corazon Fernandez



Corazon Fernandez

I'm a proud mom of three beautiful children. Living in Co-op City for 19 years, mostly in Section 5, now in Building 5. I'm a supervisor at the United States Post Office. Fun fact, I use to be a mail carrier in Co-op City, I know Co-op City well. I enjoy biking, I'd bike all over Co-op City. So, when the City of New York created the Hutchinson River Greenway Bike path in Section Five, I was initially happy because it made it easier to ride my bike to the beach. However, with growing micro mobility (eBikes, etc.) I have concerns. Security and quality of life lapses being at the top of my list.

I think the Board of Directors and outside management team must be held accountable. Our community is littered with eBikes, they're thrown around everywhere like garbage. Theft: (2) Porch/Door pirates growing theft of our delivered packages with no end in sight. Brazen thieves find Co-op City residents an easy mark. Delivery companies did their job delivering our packages, now Co-op City security need to do theirs. Securing every building from thieves, assaulters or vandalism must become our priority once again. It's too easy to gain access to our buildings and property. Mice and Roaches: (3) Vermin problem diminishes our Co-op City community experience. Sending an exterminator to our homes to play whack-a-mole with rats and roaches is ridiculous and financially stupid. We are making exterminators rich! Where's the Board of Directors and their management plan to eradicate the problem? Not treat it! I hate mice and roaches. I'm a clean freak yet all buildings are fighting a losing battle. If elected, I have a plan to eliminate if not rigorously mitigate this health and sanitary issue. Fellow residents, don't tolerate this! Elect: Corazon Fernandez.

Stop Run Away Rent Increases. Elect Corazon Fernandez

Elect

Corazon Fernandez



- **No New RENT INCREASES!**
- **No Additional Rent Increases for 5 Years!**
- **NO to forcing Co-op City Residents to pay extra to charge electric vehicles. We already pay for electricity!**
- **YES! Bring Back Lobby Attendants Every Building Every Day!**
- **Yes! Return our Service and Security of Garage Attendants with expanded duties.**

If elected with other independent candidates and the majority board finally changes, I promise to fight for:

- **Remove old leaky air conditioning convectors one building at a time. Oldest out first. NO MORE EXCUSES - NO MORE DELAYS**
- **Remove and replace old bi-fold doors. Replacement and repair costs should not be residents' responsibility! Enough Already!**

2024 Riverbay Board Election Rules and Regulations

GENERAL RULES AND REGULATIONS RELATIVE TO THE RIVERBAY CORPORATION'S 2024 BOARD OF DIRECTORS ELECTION

Adopted March 26th, 2024

A. GENERAL RULES

1. The Election Committee of the Board of Directors of the Riverbay Corporation (hereinafter, the "Election Committee" or "Committee") shall be established during the month of January of each calendar year, or as soon thereafter as feasible.

2. The election of Directors of Riverbay Corporation will commence on Monday, May 20th, at 6:00 a.m. and continue through 9:00 p.m. on Friday, June 14th, 2024 (hereafter "Election Day"). If an official mail in ballot is received before May 20th, 2024 it shall not be disqualified based on timeliness and, if otherwise valid, shall be counted. The Election Committee reserves the right to extend voting hours. The Annual Shareholders Meeting will occur virtually and if possible, in person, on Monday, May 20th, 2024, at 7:30 p.m.

3. The election will be for at least five residents to serve on the Board of Directors of the Riverbay Corporation, and as many as may be needed to fill any expired terms.

4. The election shall be supervised by the Election Committee.

(a) The Chairperson(s) of the Committee, (hereinafter "Chairperson/s") shall be a member of the Board of Directors of the Riverbay Corporation (hereinafter "Board"), who is not a candidate in the election. The Chairperson/s shall be appointed by the President of the Board (the "President"), and approved by the Board.

(b) The Chairperson/s shall recommend to the President the appointment of such additional residents as the Chair/s deem prudent for membership on the Election Committee.

All members shall be resident shareholders, appointed by the President and approved by the Board.

(c) The Committee shall be assisted by Riverbay's General Counsel.

(d) No member of the Committee or their immediate family shall in any way engage in any campaigning either for or against a candidate or slate of candidates. Committee members shall, to the extent reasonably possible, refrain from publicly commenting upon any issue in the campaign and shall not engage in any activity that may create the appearance of partiality.

The Chairperson/s of the Committee shall refrain from writing viewpoints during the period commencing one week prior to the Date of Certification and continuing through the date of the election, including any extended period.

(e) A member of the Committee who violates the provisions of Paragraph A (4)(d) or whose family member violates the provisions of Paragraph A (4)(d) shall immediately be removed from the Committee.

(f) Nothing contained herein shall be construed as limiting a member of the Committee or a member of his/her immediate family from voting.

5. There will be one vote per occupied unit by residents who were shareholders of record on April 1st, 2024. Quorum shall be determined based upon one share per occupied unit and not based upon a percentage of dwelling units.

6. Voting, by mail or electronically, shall be deemed to be "in-person" and will commence at 6:00 a.m. on Monday, May 20th, 2024 and conclude at 9:00 p.m. on Friday, June 14th, 2024, unless extended in accordance with these Rules. If an official mail-in ballot issued by Riverbay is received before 6:00 a.m. on Monday, May 20th, 2024 it shall not be disqualified based on timeliness and shall be counted if otherwise valid.

B. RULES FOR ELIGIBILITY OF CANDIDATES

1. A candidate must be a resident shareholder as indicated on the candidate's stock certificate, occupancy agreement, and the current Occupants Annual Affidavit of Family Income.

Candidates must continue to reside in Co-op City for the entire term of office in order to serve as a Director.

2. No more than one resident shareholder of a single unit may be a candidate for the Board; and no more

than one resident shareholder from a single unit may concurrently serve as a Director.

3. No candidate may be indebted to Riverbay on the date candidates are certified or on the date votes are counted. If a candidate is indebted to Riverbay on any of those days, the candidate will be disqualified. In addition, all candidates must remain current throughout the election period for unpaid carrying charges or other debts to Riverbay until the candidate is sworn in if elected. A candidate shall not be indebted to Riverbay for purposes of this rule if their monthly carrying charges and maintenance are fully paid by the 10th day of the month in which it is due. At the close of business one day prior to the certification of candidates and weekly thereafter, Riverbay's Finance Director will provide a written list to the Chair of the Election Committee of all candidates' indebtedness to Riverbay, if any.

4. Prospective candidates may, after signing the required authorizations for background checks and upon verification that they are current on their indebtedness to Riverbay, be certified as candidates for election to the Board if they:

- are shareholders of record;
- maintain their primary residence at Riverbay,
- are current in their financial obligations to the Corporation,
- do not hold a political party position or public office subject to the New York State Election Law,
- have not been convicted of a crime against the Corporation,
- have not been removed from the Corporation's Board of Directors, or from employment with the Corporation for cause; and
- are otherwise in compliance with the requirements and qualifications of the Corporation's by-laws, governing documents and their occupancy agreement.

(a) Prospective candidates shall sign and complete a Statement of Intent in the form annexed hereto as Exhibit A, and submit the executed Statement of Intent to the Election Committee by email, addressed to Riverbay2024Election@riverbaycorp.com, on or before midnight on Wednesday, April 10th, 2024. In the event that the prospective candidate lacks access to email, then the prospective candidate shall return the completed Statement of Intent to the Public Safety Department, attention Riverbay 2024 Election Committee. On the following business day, the financial status of the prospective candidate will be checked and a background check shall be initiated.

(b) A candidate who is current on a written arrearage agreement shall be considered current on charges to Riverbay if such candidate is not otherwise indebted to Riverbay.

(c) In addition to the Statement of Intent, prospective candidates must also execute and return with the Statement a document acknowledging the candidate's receipt of the Rules, the candidate's agreement to abide by the Rules, and an authorization to perform a background check of the candidate by the Riverbay Legal Department.

C. RULES FOR CERTIFICATION OF CANDIDATES

1. The Committee will verify a prospective candidate's eligibility as valid or reject them as invalid by 12:00 noon on Wednesday, April 17th, 2024. Notice of the Committee's certification will be published in the *Co-op City Times* on Saturday, April 20th, 2024.

2. The Committee shall hold a virtual briefing on the Rules for all candidates or their designees on Monday, April 22nd, 2024 at 8:00 p.m.

3. A random drawing will be made to determine the order of placement of candidate statements and free campaign ads in each of the three election issues of the *Co-op City Times* and the order of speakers at each candidates' forum. Candidate names on the ballot will automatically rotate. The name of each candidate on the ballot must correspond to the name of the candidate as it appears on his/her occupancy agreement and

signature card, or the name by which each candidate is commonly known.

D. CAMPAIGNING STANDARDS OF CONDUCT

1. Except as provided in Rule E (3), no audio and/or video equipment, other than personal electronic devices, may be used at Election Forums, outdoors in Co-op City, or in building lobbies, elevators, or common areas, by candidates or by those campaigning for candidates in connection with the election.

2. The posting of all campaign signs, literature and other material (posters, gummed stickers, etc.) in Co-op City is prohibited except on personal property, or within a shareholder's premises, with the owner's permission. This specifically includes, but is not limited to, lobbies, elevators, bulletin boards, walls, doors, garages, vehicles, commercial stores located on Riverbay property, and common areas.

(a) Residents, employees, candidates and their supporters may remove any improperly posted non-electronic campaign material, as a service to Co-op City, and the Committee will cause a notice to this effect to be published in the *Co-op City Times*.

(b) Candidates shall, if requested by the Committee, remove or modify any electronic campaign material or data posted to any website, social media platform (eg. Facebook, X, Instagram, TikTok, Snapchat) or similar electronic forum, under the Candidate's control, if the Committee, in its opinion believes that said material is false, defamatory, deceptive, or constitutes a personal attack on another candidate. Examples of a personal attack include, but are not limited to, comments upon a candidate's physical appearance, disability, religious beliefs, gender, race, mental state, mental capacity, or false assertions of criminal acts. In addition, Candidates shall, if requested by the Committee, disassociate themselves from, and request that any third-party or third-party website, account on a social media platform, or similar electronic forum, cease and desist from the publication of any emails, materials or posting relating to the election or any candidate for election, if the Committee, in its opinion, believes that said material is false, defamatory, deceptive or constitutes a personal attack on a candidate.

(c) Candidates shall not (i) use social media or email anonymously or under an assumed name, (ii) engage in personal attacks on fellow candidates or shareholders, or (iii) make defamatory statements. Any such conduct shall be a violation of these rules and the candidate may be subject to sanction by the Committee.

(d) Candidates and/or their supporters shall not use robo-calling or similar systems to contact shareholders for campaigning or election related purposes.

3. Except for the material prepared and published by Riverbay as described herein, all campaign material used, posted, transmitted or distributed by or for a candidate must include the name, address, or post office box of the person or organization who issued such email or campaign material, and in the case of an organization, the name of the chairperson or treasurer.

4. Campaign literature may be slipped under apartment doors between the hours of 8:00 a.m. and 10:00 p.m., and campaign handouts are permitted.

5. The unauthorized use of the Riverbay logo in any form is prohibited for use in or on campaign materials.

6. No member of the Election Committee, the Board, or any of Riverbay's employees, management staff, or contractors, can participate in, or receive any prize(s) or award approved by the Board during the election period for the purpose of increasing shareholder participation in the election.

7. Riverbay shall not be liable for any defamatory statements made by any candidate, or by any person or entity in the course of the election campaign, nor shall Riverbay be required to insure, defend or indemnify any such candidate or conduct. Candidates agree to indemnify Riverbay for any and all costs and expense incurred by Riv-

(Continued on page 31)

2024 Riverbay Board Election Rules and Regulations

(Continued from page 31)

that a quorum has been obtained, the total number of votes cast, the total number of votes disqualified, the total number of votes cast for each candidate, and the names of the candidates who have been elected, as follows:

(a) The five candidates who have received the highest number of votes will be certified to the Board as having been elected to full three-year terms.

(b) The candidate receiving the sixth highest vote shall be certified as having been elected to a vacant Board seat, if any, which will have the longest unexpired term.

(c) The Committee shall continue the certification of candidates by certifying the candidate with the next highest vote for each vacancy by the longest unexpired terms, if necessary, until all vacant seats on the Board are filled.

13. Unless an extended schedule is in effect, the Election Committee shall cause the official Certification of the Election to be publicly posted by 10:00 a.m. on June 20th, 2024 or if the Certification has not yet been completed, as soon thereafter as possible after the conclusion of the Election Certification Meeting. Posting may be by electronic means.

14. If a quorum is not reached, the Committee may extend the voting period for two weeks at a time, up to an additional twenty eight (28) days, or implement an extended voting schedule, during which time shareholders eligible to vote in the election who received a ballot but did not cast a vote, shall be allowed to cast their ballot. If a quorum is not reached at the end of the extended voting period, the Board may, in its discretion, either extend the voting period for an additional extended voting period, schedule a new election, or cancel the election. Until such time as a quorum is obtained and a valid election conducted, existing Directors shall continue to hold their office.

G. DISQUALIFICATION OF CANDIDATES FOR MISCONDUCT

1. The Committee may recommend the disqualification of a candidate for violation of these rules, or impose an administrative charge, not to exceed \$300.00 per violation, on any candidate that it determines has violated, caused or knowingly permitted others to violate these Rules. The Committee may do so on its own initiative, or upon the complaint of another candidate or resident. However, the Committee is under no obligation to initiate a proceeding under this Section, or Section H, unless the Committee, in its sole discretion, believes it to be appropriate.

2. No candidate may be disqualified for election to the Board unless the Committee has provided the candidate with notice of its intention to consider the candidate's disqualification for election, and conducted a hearing in accordance with the procedures set forth in Section H below.

3. The Committee may impose an administrative charge, without conducting a formal hearing in accordance with Section H, if the Committee has provided the candidate with notice that it may impose such a fee, the reason the Committee is considering imposing a fee, and an opportunity for the candidate to appear before the Committee to contest the imposition of an administrative fee.

4. Notification of the Election Committee's decision to impose an administrative fee will be delivered both electronically and personally to the candidate at the email address and street address provided by the candidate to the Election Committee.

5. Upon delivery of the notification of a fine, the candidate is indebted to Riverbay and payment is due on the third business day following personal delivery of the notice. Failure to pay shall render the candidate ineligible for election.

6. Any candidate may object to a determination of the Committee to impose an administrative charge, and may, within three (3) days of delivery of said determination to the candidate, request a review of such determination to the Board. The Board, in its discretion, may affirm, modify, or reverse the determination, or decline, without explanation, to review the Commit-

tee's determination. A request for a review shall not stay a candidate's obligation to make payment of any administrative charge levied by the Committee.

H. CHALLENGES TO VOTING RESULTS

1. Any aggrieved resident or aggrieved candidate may challenge the certification of a candidate for election, or the results of the election, or the election of any one candidate, based upon election irregularities or the failure of a candidate to meet required qualifications, by notifying the Chairperson/s of the challenge, by an email addressed to Riverbay2024Election@riverbaycorp.com.

2. The challenge must be in writing. Such a written challenge must specifically set forth the reason and the factual basis for the challenge. Any challenge by the Committee shall be on written electronic notice to the candidate, or candidates impacted by the challenge, delivered to the candidate/s by email and personally at the addresses provided by the Candidate when they are certified.

3. A written challenge by a candidate or shareholder eligible to vote in the election must be delivered electronically to Riverbay2024election@riverbaycorp.com no later than 5:00 p.m. on Friday, June 21st, 2024. The written challenge shall state the factual or legal basis for the challenge. Failure to file a timely electronic challenge by 5:00 p.m. on Friday, June 21st, 2024, shall preclude consideration of the challenge by the Committee. In the event a quorum was not obtained by the June 14th, 2024 close of the Election Period, the time to file an objection to the Election shall be extended until one (1) business day after the Election has been certified, to 5:00 p.m. on said day.

4. Should the Committee find the challenge to be without merit, it may dispense with a hearing and reject the challenge in writing.

5. If, after reviewing the challenge, the Committee determines that the challenge sets forth substantial questions concerning the certification of any candidate or candidates, or the results of the election, the Committee may hold a formal hearing, virtually or in-person at the discretion of the Committee, to review the challenge.

6. All hearings under this Section H shall be scheduled upon prior notice to the challenger and to the candidate(s) whose qualifications, certifications, or election are being challenged.

7. The hearing shall commence no later than five (5) business days after the Committee's receipt of the challenge. The Chairperson may request that a member of the Committee recuse him/herself from the hearing if such committee member has a conflict of interest.

8. Upon notice of a formal hearing by the Committee, the challenger or candidate whose certification is being challenged may submit electronic affidavits to the Chairperson/s, setting forth the charges and facts upon which the challenge is based. Such affidavits and supporting documents shall also be delivered by the challenging party, to the opposing party's email address, at least one day before the scheduled hearing.

9. At the hearing, either party may present live, or virtual testimony supporting the challenge, subject to cross-examination.

10. The proceedings shall be recorded; however, any person or party requesting a copy or transcript of any such recording shall be responsible for the costs of producing said recording or transcript.

11. No witness will be allowed to present testimony except under oath as administered by the Chairperson/s. No witness will be called on behalf of a challenger, unless the challenger has submitted an affidavit from the witness prior to such testimony providing the sum and substance of the witness's testimony and served said affidavit upon the Committee and the opposing party in the manner set forth above. The challenger/s shall also be required to appear at such a hearing and may be subject to examination by the Committee or the challenged candidate/s.

12. At any hearing, General Counsel to Riverbay, or an attorney designated by General Counsel, shall advise the Committee. Any candidate or resident par-

ticipant shall be entitled to be represented at the hearing by counsel of his or her own choice and at his or her own expense.

13. At such a hearing, the Chairperson/s shall be the presiding officer and shall make any ruling with respect to the procedure to be followed, or the testimony or evidence to be introduced. The Committee need not follow formal evidentiary rules applicable to the Courts of this State. In the event a member of the Committee present shall dispute any such procedural or evidentiary ruling by the Chair/s, the Chair/s may be overruled by a majority vote of those members present. After testimony by a witness for either party, the opposing party shall have the right to question the witness.

14. At the conclusion of such a hearing, the Committee may uphold or void the election results, disqualify the candidate for a violation of these Rules, apply other sanctions as set forth in Paragraph G (1) of these Rules, or dismiss the charges brought. In order to void any election result, or to disqualify a candidate, such violation must be deemed to be material by the Committee in light of the number of votes cast for the candidate and the number cast in the election.

15. If a candidate who is disqualified received one of the highest vote counts, the disqualified candidate shall be ineligible to take office. The candidate who received the next highest count will be certified to the Board in their place. (If more than one candidate is disqualified, the next candidate or candidates with the highest vote will be certified.)

16. The decision of the Committee shall be addressed to the Board, shall be in writing, shall state the basis for its recommendation, and shall constitute the Committee's final certification of the election results, or the qualification of a candidate.

17. The Board, by majority vote, shall determine whether to confirm or reject the Committee's determination. The Board shall make any such determination within ten (10) days of the date of any written recommendation of the Committee. The Board's failure to determine the issue within ten (10) days shall, except for good cause shown, be deemed an acceptance of the Committee's recommendation.

18. Any candidate or resident aggrieved by the Board's final determination shall have the right to seek judicial review of the Board's determination, provided that any such Court challenge must be commenced within ten (10) days of the Board's decision, or within ten (10) days of the Board's failure to render a decision.

19. The Committee may call for a recount of all ballots cast, if it is determined by the Committee that such an action is warranted. Such recount of the ballots must be completed, and the result certified by the Committee to the Board, within four days of the date the Committee determines such recount is necessary. The results of this recount, upon certification by the Committee, will constitute the final election results.

20. The Committee may call for a new election if the Committee has determined that material irregularities cast doubt on the election results, or in the event the number of votes cast did not constitute the legally required quorum. Such a new election must take place in accordance with these rules on a date within thirty (30) days after the final decision on the challenge and such election held among the previously qualified candidates.

21. By participating in the election process, candidates, prospective candidates, shareholders, and their respective agents, representatives or supporters, agree to fully comply with and be bound by these Election rules.



Sonia Feliciano,
President of Riverbay Corporation
Date: March 26th, 2024