

# 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**

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 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 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 26-31**  
**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](mailto: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**

<p><b>Extended Voting Period (if no quorum)</b></p> <p>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.</p>	<p><b>Additional Extended Voting Period (if no quorum)</b></p> <p>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 &amp; 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.</p>
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## Corazon Fernandez



Corazon Fernandez

It's my third but hopefully not my final article to residents, vote for Corazon Fernandez. There's been severe voter apathy in our community. Why? I believe the lack of interest, enthusiasm, or participation in the Riverbay electoral process is a deliberate phenomenon to keep status quo. Keep those in power to stay in power. In my opinion, several factors contribute to voter apathy:

1. Lack of Trust: Lost confidence in political system, disillusioned, perceived corruption, broken promises, or a feeling that your vote doesn't make a difference. Vote Corazon Fernandez.

2. Feeling of Powerlessness: Your vote won't impact the outcome of an election. This feeling of powerlessness will discourage people from participating in the electoral process. Cure? Vote for change! Vote Corazon Fernandez.

If the Riverbay Board of Directors was really interested in combating voter apathy here are my two simple fixes. (1) Stop leaving our community newspaper in building lobbies. Ensure delivery to every resident like what's done in the townhouses. Consider mailing. Voter/shareholder apathy much more costly than mailing, in my opinion. (2) Stop having some outside election service conduct our annual elections. I believe this should be done in-house in every building to reengage and energize the residents to vote. Vote Corazon Fernandez.

Considering all mentioned concerns today and in my prior two articles I propose the appointment of new Riverbay directors. Prioritize progress and finances of residents above all else. Stop the Runaway Rent/Carrying Charges. Conduct detailed independent audit of the last two mortgage refinancing deals to carefully inspect proposed capital fixes vs actual capital fixes. Let's build new garages, enhance outside revenue, cut waste, remove anti-social/subletting neighbors and take back our streets and greenway at night. Vote Corazon Fernandez for Change. Siempre adelante!

## Stop Run Away Rent Increases. Elect Corazon Fernandez

Elect

Corazon Fernandez



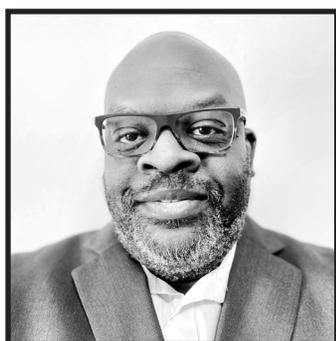
- No New RENT INCREASES!
- No Additional Rent Increases for 5 Years!
- NO to forcing Co-op City Residents to pay extra to charge electric vehicles. We already pay for electricity!
- YES! Bring Back Lobby Attendants Every Building Every Day!
- Yes! Return our Service and Security of Garage Attendants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



## Ezekiel Springer Jr.



Ezekiel Springer Jr.

I'm Ezekiel Springer Jr., candidate for the Riverbay Board. In 2005, I fell in love with Co-op City. That's why I wish to keep Co-op City safe, affordable, and livable.

Who am I? In January 1990, I graduated Summa Cum Laude from St. John's University, with a B.A. in Communications. I'm a solid communicator, possessing the temperament to communicate clearly with people from all walks of life, especially in the boardroom.

After graduation, I stepped into film and television. I've worn many hats: Editing, Quality Control, Lead Technician, Digitization, International Distribution QC, and Technical Evaluation. As technical evaluator, my job is to ob-

serve programming and ensure the image and sound meet broadcast standards, and Standards and Practices' approval.

How does this qualify me for your vote?

Since 2001, I've been involved with Quality Control/Technical Evaluation. This position has given me eagle-eyes and dog-like hearing. I've learned to see through baloney. I'll listen to shareholders and ensure their needs are met in a timely fashion. I'll observe Management and ensure they adhere to our standards.

Management has promised transparency. I'm encouraged. As a Board member, I'll listen to Management's suggestions, observe their actions, then hold Management accountable.

Although the budget has been posted in the *CC Times*, I promise to fight for more of a *Budget vs. Actual Spending* document to ensure we're spending wisely.

Community policing is a great way for CCPD to get to know shareholders. There are 39 open positions; the next graduating class will have 24 recruits. We must ensure that an important part of community policing is walking the beat outside of patrol cars. Shareholders will feel safer while providing a better relationship.

On May 20th, elect the Impact Team, Sheila Richburg, Kevin Foggie, me, Ezekiel Springer. Then, please re-elect Mary Pearson, Andrea Leslie and Bernard Cylich.

## 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

## Shanauzelda Montgomery



Shanauzelda Montgomery

Again, community of shareholders, I will only support initiatives that improve our community and ensure that it remains under shareholder control. As we prepare for an exciting period of growth and development, change is inevitable. Therefore, we should welcome change and use it to our advantage. As shareholders, we ensure our community's health and well-being. We must work together to address the problems we can no longer ignore. Accepting yearly increases will eventually make it unaffordable for many. Unaffordable yearly increases can lead to financial strain and hardship for many community members.

This can result in a decrease in the overall quality of life, as well as potential displacement. We must prioritize our community's long-term sustainability and affordability by electing a Board of Directors who will consider these factors and work towards solutions that benefit all shareholders. Therefore, we need to vote and elect an experienced Board of Directors who can help us achieve our goals.

The Community First Team will take the following steps:

- Conduct annual budget reviews using outside audits to identify cost-cutting areas and set future goals while ensuring financial stability.
- Control spending by setting clear budgetary limits, regularly monitoring expenses, and implementing cost-saving measures to allocate resources wisely.
- Improve Board Accountability to shareholders to ensure that all Board members are held accountable for their actions and that decisions are made in the community's interests.
- Find alternative revenue streams to support additional community financial support, such as government grants or subsidies specifically targeted at cooperative housing.
- Enhance community safety and security by investing in crime prevention measures, such as restoring community policing (CCPD) to full capacity to combat rising crime rates and improve neighborhood safety. Monthly discussions and updates with CCPD. This includes restoring garage attendants and looking into community "Watchmen" programs.

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
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- Enhance Dog Policy

... and We Will Respect Your Vote!

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



## Aaron Carnegie



Aaron Carnegie

As I approach my final appeal for your vote in the upcoming Riverbay Board of Directors election, I want to reiterate the crucial need for innovative income sources within our community. Throughout this campaign, I've consistently emphasized the urgency of exploring alternative revenue streams. Unlike my opponents, I'm not just highlighting the issue—I'm presenting a tangible plan for progress.

One key facet of my strategy is the introduction of revenue-generating events tailored to Co-op City. Specifically, I am spearheading efforts to bring a vibrant food festival to our community. This initiative is not merely a hopeful idea; it's a well-researched, financially sound

proposal that aligns with existing successful models in other parts of the city.

The mechanics of this plan are straightforward yet impactful. Each vendor participating in the festival will be charged a reasonable fee, ranging from \$400 to \$500. This pricing structure is standard for events of this scale and ensures fairness while contributing significantly to our revenue goals.

The potential financial windfall from this endeavor is substantial. With a target of 100 vendors, I anticipate generating between \$40,000 to \$50,000 per day of the festival. This influx of funds is not just a short-term boost but a sustainable income stream that can be reinvested in vital community initiatives, maintenance projects, and amenities that benefit all residents of Co-op City.

It's worth noting that similar successful events are already thriving in neighboring areas like Fordham Road, showcasing the viability and appeal of such endeavors. By leveraging our community's strengths, resources, and potential, we can replicate and exceed these successes, ensuring a brighter financial future for Co-op City.

My vision goes beyond rhetoric—it's a blueprint for action and prosperity. I urge you to vote for me, as together, we can empower Co-op City with sustainable income solutions and a thriving community spirit.

**CARNEGIE FOR CO-OP CITY**

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

**VOTE**

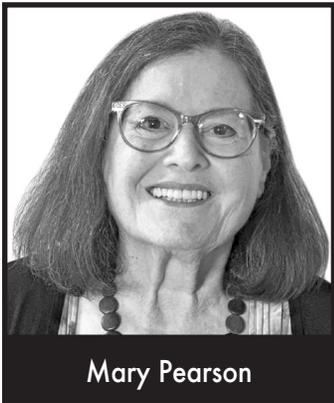
**AARON CARNEGIE**

**YOUR VOTE MATTERS**

*Don't waste it!*

- TRANSPARENCY
- AFFORDABILITY
- INNOVATION
- COMMUNITY POLICING REFORM

### Mary Pearson



Mary Pearson

Dear neighbor,  
 The Impact Team wants what you want for Co-op City: to work together to keep our community clean, green, and lean. All of that takes money, but more importantly, it takes a spirit of co-operation, caring, and pride.  
 Keep it affordable, keep it safe, keep it well maintained. And keep in mind – the best deal in town is more than a carrying charge number. It’s not about doing it on the cheap. That’s not what living in a co-operative is about.  
 Enhancing each other’s lives, looking out for each other, making life a little easier and a little better for each other – that’s what living in a co-operative is about.

When Riverbay Board directors are sworn-in, they pledge to “work cooperatively ... to develop and oversee policy for the good of the entire Co-op City community.”

The Common Good and the Golden Rule rolled into one – that’s Co-op City. Efficiency serves the common good. The golden rule handles the rest.

Efficiency is achievable through deliberate thinking and consideration of the Bigger Picture. Only then – with proper communication, fairness, and respect for residents and staff alike – can we experience all the good parts of the best deal in town.

That’s the recipe for an even better Co-op City. Together, we’ll continue to build on past ideas and incorporate innovation. And now (thank goodness!) we’ll do it with a helping-hand from Governor Hochul and our NYS legislators.

Get to know Sheila, Zeke, and Kevin. Appreciate the “institutional knowledge” of Bernie and Andrea. Each member of the Impact Team is dedicated to a thriving Co-op City.

And each has a particular set of skills to put to work for you.

Mine? Passion, persistence, and attention to detail (aka pickiness) on many, many issues.

Thank you.

Sweet wishes,

Mary Pearson/Co-operator

# 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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### Jacqueline Smith



Jacqueline Smith

I remember it like it was yesterday, a wide eye little girl who touched down from the South Bronx. The year was 1971 and the surrounding area called Section 5 had a lot of empty lots with some completed co-op apartments. My new playground was a huge mound of dirt, milk machines in the building basements and a grocery store inside Garage 7. Right in front of my eyes, a neighborhood was developing. What memories!

With that vision in my head, a deep love for Co-op City; I’m ready to serve. My name is Jacqueline Smith, I am running as a candidate for a seat on the Riverbay Board of Directors.

Through the years, I have served on several Riverbay committees and always felt a sense of community pride. During my committee experience, I had the opportunity to observe cooperators come together to formulate solutions to situations that, left unchallenged, would severely devastate our community. Through unity, being stronger together, those committees yielded fruitful, successful results. Wow, what Riverbay used to be doesn’t have to be a memory!

Vote for my team, Community First Team.

Leah Graham, Shana Montgomery & Doctor Kyshawn C. White.

Unified, we are stronger together when we put Community First!

My Goals as a Riverbay Board Director

Reinstated Co-op City’s Community Relations Committee  
 Implement CCPD Community Policing  
 Enhanced Dog Policy

Accomplishments

Legislative Committee – Improved dialogue with elected officials  
 MTA Ad-Hoc Committee – Fighting for Co-op City bus routes  
 Best & Brightest Committee – Saluting Co-op City students’ academic excellence  
 2017 Co-op City Election Committee  
 NYC Union Delegate  
 Finance Chairperson for – Non-for-Profit  
 Co-op City Toastmasters International  
 National Council of Negro Women, Co-op City Section  
 MSW, Fordham School of Social Work  
 Hunter Graduate School of Social Work – Management Development Program  
 Bellevue Hospital Center – Certified: Think Trauma Trainer

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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## Andrea Leslie



Andrea Leslie

We recently experienced a fire in Building 3, certainly a scary event for many. We hope all who were affected, directly or indirectly, are obtaining help they needed.

Even though I have had emergency preparedness training in the community, and we now have a Safety director, the fire made me realize that we have much more to do to help cooperators prepare for such emergencies. I plan to work more closely with our Safety department to increase the accessibility of evacuation stair chairs and to improve exit signage. While the city Fire Department requires us to put into practice a number of fire safety measures, we may be able to take additional safety

steps unique to our community.

As a corporation, we need funds for such emergencies, but how do we balance our financial needs with basic safety needs, when some shareholders call for freezing our carrying charges? How do we budget for fire recovery and how do we determine the amount of fire safety funding to include in our budget? Can we afford not to? Those are not easy decisions to make.

I pledge to keep the well-being of our community foremost in all my deliberations when working together, as a team player, with the Board of Directors and Management to improve our quality of life and our safety.

I pledge to continue my efforts to keep Co-op City the best deal in town, and to make our corporation safe and financially sound.

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

Keep your eyes on the prize.

**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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## Leah Graham



Leah Graham

Dear cooperators and friends,  
My name is Leah Graham. Starting May 20, 2024, please make your vote count.

Vote for individuals with specific knowledge and experience. Knowledge and experience in the Riverbay board room is what this community needs and what you deserve. Strategic planning to address enhancements for your safety and security is what your carrying charges include. You deserve a Board who understands this concept and who can deliver what our community has demanded, expects and requested for over a year. Are we speaking into a vacuum? Nothing has changed. I hear you loud and clear and by electing me and the Community

First Team, we will listen and deliver.

It makes no sense that our Public Safety office requests have not been addressed. We want to see more officers in and around our community. It makes no sense that we do not have attendants in our garages. It makes no sense we have not engaged all the talents within Co-op City to enhance activities and programs for all in our community. It makes no sense, that we have not identified alternative streams of revenue for Co-op City. It is time for a change.

Electing Community First, you will get an experienced team, eager to collaborate with hard-working directors and offer business solutions to ensure our community and corporation thrives. We know the financial strain of carrying charge increases, especially for those on fixed incomes that do not qualify for SCRIE.

Co-op City is a \$200 million corporation that deserves individuals like me, and the Community First team elected. We have experience in budgeting, finance, management, community relations, information technology and contracts. The Community First Team will serve this community and corporation with integrity and transparency.

Respectfully.

for Our Entire  
**COMMUNITY FIRST TEAM**

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Former Director

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**COMMUNITY FIRST**

. . . and We Will Respect Your Vote!

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

### Sheila Richburg



Sheila Richburg

Greetings to my fellow cooperators of our beloved Co-op City community. I am honored to earn your vote to serve as Riverbay Board director. As stated, I have a history of competent and dedicated service to this community from the third week after moving here 13 years ago. Research has proven that yes, past behavior is the most accurate predictor of future performance.

Thank you to our elected officials for supporting and investing in our community by allocating \$50 million of State funding for our Corporation to be used for capital projects and \$1 million for operating expenses.

I look forward to participating in the forums scheduled over the next few weeks to answer community questions. Please tune in to these forums and make sure to exercise your voting right. Let's show our community spirit and strive earnestly for quorum.

I commit to the fiduciary duty if elected to approve a fiscally sound budget utilizing any cost saving opportunities. Efficiency is one of the answers to keeping carrying charge increases as low as possible. My past experience with maintaining a sound personal budget and overseeing a responsible budget as president of a community-based organization is an exchangeable skill that will prove beneficial.

I pledge to work collectively in committee to explore innovative solutions and alternate sources of revenue without sacrificing the quality of life here. My goal is to provide effective oversight to maintain the delicate balance between affordability and financial health.

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

Vote, Sheila Richburg to serve as your Riverbay Board director, from the Impact Team.

Team members are Bernard Cylich, Andrea Leslie, Mary Pearson, Ezekiel Springer 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



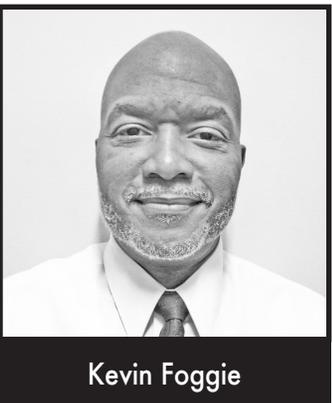
Kevin Foggie

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### 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

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Andrea Leslie



Bernard Cylich



Mary Pearson

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## Kyshawn White



Kyshawn White

In the changing environment 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 and foremost, our primary focus is to safeguard the voting rights of shareholders in all forthcoming elections. Your voice holds paramount importance, shaping the decisions within the Co-op City community. Every shareholder's right to vote is inviolable, and no one should ever be denied this fundamental privilege.

Recognizing our nation's troubled history with voter disenfranchisement, I am committed to ensuring that your rights as shareholders are protected without fail. I stand as your advocate, steadfastly championing your voice within Co-op City. In my opinion, not extending the election a second time was a travesty and should never have occurred. I am fully committed to working tirelessly to ensure that such occurrences are prevented in the future.

Lastly, we prioritize stabilizing and halting future increases in Carrying Charges. One strategy to protect our seniors and fixed income cooperators is to advocate to our elected officials in City and State government for the creation of new operating subsidies. By identifying savings in operational subsidies, we can maintain stability in carrying charges and allocate funds for renewable tax exemptions within our operating budget. Our commitment is to uphold responsible governance practices, safeguarding against unfair burdens on fixed-income seniors and cooperators through the imposition of additional charges.

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 . . .**

- 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

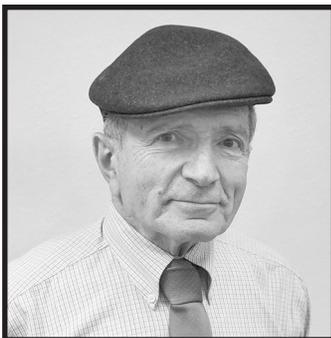
**COMMUNITY FIRST**

. . . and We Will Respect Your Vote!

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



## Bernard Cylich



Bernard Cylich

Under the Mitchell-Lama program, 95,000 cooperative apartments have been constructed, including Co-op City, providing affordable homes for middle-income families in integrated communities. Built in the 1960's-70's, many face infrastructure problems that, if not addressed, may become unlivable. With no financial relief from Washington, Albany, or City Hall, housing Boards have difficulty funding the needed repairs, while maintaining homes affordable. Further exasperating these problems, the City keeps adopting costly, unfunded mandates and continues to raise sewer/water bills.

The Board in Amalgamated Houses, Northwest Bronx, our nation's first cooperative housing built in 1927 – to fund repairing infrastructures – has proposed raising carrying charges by 45%. Many cooperators fear the unaffordable increase would drive them into the ranks the 60,000 + NYC unhoused.

During the A/C season in Co-op City, damage caused by flooding resulting from backed-up condensate water due to clogged convector drains, is costing Riverbay \$7M to \$9M annually. A consulting engineer that Management hired has projected that to correct the convector system could cost a prohibitive \$1.2 billion.

Recently, the state legislature and Governor Hochul signed a law earmarking \$80 million for infrastructure repairs in M-L cooperatives (\$51 million would go to Co-op City). The measure, which promises to bring us financial relief, represents Albany's pledge to ensure the preservation of middle-income M-L housing.

Our Impact Team joins Riverbay President Sonia Feliciano in congratulating our elected officials, Assemblyman Michael Benedetto, State Senator Jamaal Bailey and Assembly Speaker Carl Heastie, for sponsoring and guiding its adoption. That \$51 million will go a long way in beginning to address our needs. However, it is only a down-payment for upgrading our infrastructure.

Elect the Impact Team; 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**

**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
- Electronic Option for Carrying Charge Payments, Board Election Voting, Income Affidavits Filing
- Section 5 Waterview Park Constructed In-house

# 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 33)



# 2024 Riverbay Board Election Rules and Regulations

(Continued from page 33)

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