

2022 Riverbay Board Election

2022 RIVERBAY CANDIDATES

1. Ivy Gaynor
2. Blossom Johns
3. Ezekiel Springer Jr.
4. Lynette Wright
5. Mary Pearson*
6. Raymond Tirado
7. Rod Saunders*
8. Michelle Marbury*
9. Jacqueline Smith
10. Aisha Hernandez Ahmed
11. Monique Coleman*

*Denotes incumbents

2022 Board Election Schedule

Monday, April 18	Certification Date for Candidates
Monday, April 18	Virtual Candidates Meeting (8:00 p.m.)
Saturday, April 23	Publication of Certified Candidates' names in the <i>Co-op City Times</i>
Saturday, April 30	First Election Edition of <i>Co-op City Times</i>
Wednesday, April 27	First Forum (To be broadcast live)
Thursday, April 28	Mailing of Election Ballots to shareholders
Saturday, April 30	Second Election Forum – 3 p.m., Dreiser Auditorium (In-Person & Live broadcast)
Monday, May 2	Annual Meeting, Election Period & Voting Begin
Wednesday, May 4	Third Virtual Forum
Saturday, May 7	Second Election Edition of <i>Co-op City Times</i>
Saturday, May 14	Third Election Edition of <i>Co-op City Times</i>
Friday, May 20	Election Period Ends 9:00 p.m. (If No Quorum is reached, See Extended Voting Period below)
Wednesday, May 25	Election Committee Virtual Meeting/Review, Certify and Final count of ballots (WebEx 7:00 p.m.)
Thursday, May 26	Public Electronic Posting of Official Results 10 a.m.
Friday, May 27	Deadline to file electronic Challenges (5PM)
Wednesday, June 8	Swearing in of Newly Elected Board Members

Candidate statements appear on pages 28–33

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 2 – Friday, May 20, 2022.

BALLOT RETURN PROCEDURE

To ensure the integrity of the election, ALL mail-in ballots must be returned **DIRECTLY** to YesElections in the postage-paid, 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 May 20, 2022. Online votes may be cast beginning at 6 a.m. on Monday, May 2, 2022 – 9 p.m. on Friday, May 20, 2022. Please follow the directions included with your ballot to cast your vote online.

Election Committee Notice – Ask the Candidates

The 2022 Riverbay Election Forums will be virtual. The Election Committee is accepting questions that will be read at the forums for the candidates to answer. Shareholders with questions for the candidates can email them to the Election Committee at least 24-48 hours prior to the forum. Please include your name and your best contact information. The email address is: Riverbay2022Election@riverbay-corp.com. Question should be directed to one or more of the candi-

dates by name(s), or directed to all of the candidates.

The three virtual Candidates' Forums are scheduled to take place on: Wednesday, April 27, at 7:30 p.m.; Saturday, April 30, at 3:00 p.m.; and Wednesday, May 4, at 7:30 p.m. They are broadcast live on the Riverbay Crawler, ch. 12 (MATV) and ch. 591 (Optimum), and rebroadcast at a later date. Please keep checking the Crawler for the rebroadcasts.

Extended Voting Period

(Only If Needed Due to Lack Of Quorum) Begins: Friday, May 20, at 9:01 P.M. Ends: Friday, June 3, at 11:59 P.M.

Friday, May 20 - Continue election (as of 9:01 P.M.)

Friday, June 3 - Election period ends at 11:59 P.M.

Wednesday, June 8 - Election Committee Review & Certify Final Count of Ballots (Bartow, Rm. 31, 7:00 P.M.)

Thursday, June 9 - Public Electronic Posting of Official Results

(10 A.M.)

Friday, June 10 - Deadline to file Electronic Challenges to Election (5 P.M.)

Wednesday, June 15 - Swearing in of Elected Board Members (Bartow Center, Rm. 31, 7:00 P.M.)

Ivy Gaynor

Fellow cooperators, please allow me, **Ivy Gaynor**, and the Spirit of Co-op City, which includes, **Ezekiel Springer Jr., Michelle Marbury, Aisha Hernandez Ahmed** and **Monique Coleman** an opportunity to serve you on the Board of Directors.

As a Board member, I will commit to finding the most efficient way to protect our finances when considering how to dispense funds for both operating costs and capital improvements. Here is where I'll use my experience in finance and critical questioning to arrive at a proper decision.

There are many issues that need attention and careful consideration by the Board of Directors, such as: lobbying the Federal government for federal aid to overhaul our convectors; getting an alternative cable service and the securing of NYC funding for our community center and more garage space for section 5.

We, the Spirit of Co-op City, will work diligently to bring about the best outcome for our community by addressing our most urgently needed repairs. I know it is very frustrating



Ivy Gaynor

waiting for the Call Center to pick-up calls, which is why we need to hire more personnel to handle the calls and more Maintenance workers to make the necessary repairs which would come from the \$120 million refinancing loan. The refinancing was obtained with the intended purpose for capital projects and operating services.

Your vote for us, the Spirit of Co-op City, would be the best thing you could do for the future of our community. We are diversified in the amount of experience we bring to the table. Having pride and love for this community, I would love to serve this City within a City.

RE-ELECT - Michelle Marbury and Monique Coleman

ELECT - Ezekiel Springer, Ivy Gaynor and Aisha Hernandez Ahmed

Continue the Advances and Stay on Course

We Pledge to:

- Keep Co-op City safe and Affordable
- Provide alternative to cable service monopoly
- Stop escalating insurance premiums
- Get fair share of NYC and NYS services
- Resolve parking problems in Section 5

We applaud Board accomplishments . . .

- Refinancing capital projects
- Continue best deal in town
- E-Z Pass Garage Access
- Install State-of-the-Art elevators
- Millions in power plant savings
- Upgrade State-of-the-Art ADA Doors

Spirit of Co-op City

Advocate • Support • Unite

Re-Elect



Michelle Marbury



Monique Coleman

Elect



Ezekiel Springer



Ivy Gaynor



Aisha Hernandez Ahmed

Espiritu de Co-op City

Blossom Johns

I campaigned to become a Board of Director when I realized we may be paying for a big ticketed non-essential item, the Waterfront Park.

This is the issue:

January 2020: The Waterfront Park is proposed and management is told to lay the blueprints, research the cost, and survey the community. March 2020: Shareholders get the survey in the maintenance envelope. Out of 15,150 surveys, around 4300 respond and less than 4000 shareholders respond yes, approximately 600 respond no. This means 29% responded and 71% did not return the survey.

All this is going on while the nation is thrown into a pandemic and 12 days into March 2020, NYC is shut down. Our lives are in chaos trying to adapt to working and schooling from home, searching supermarkets for essential food items and trying to avoid catching a deadly virus. Who's paying attention to a waterfront park?!

Currently, inflation is growing, products are scarce and building materials are at an all-time high. The cost to build a water front park pre-Covid is not what it will cost today. The price



Blossom Johns

tag will absolutely be higher.

Next thing you know, the park is a done deal costing shareholders 10 million plus dollars and we weren't asked if we want to pay for a waterfront park

Now you're being told that we have grants to pay for it. Why can't we vote on it since grants will pay for it? Because the grant money is not enough? So where is the rest of the money coming from? We are the shareholders and we have the absolute right for the Board to be transparent about it and let us decide by a vote.

For change, Vote for the Stronger Together Team, myself, **Blossom Johns, Rod Saunders, Lynette Wright and Jacqueline Smith.**

VOTE May 2nd – May 20th
Riverbay Board of Directors

*Proactive Approach
over Reactive Response*



RE-ELECT
Rod Saunders



ELECT
Jacqueline Smith



ELECT
Lynette Wright

We are Stronger Together!

We are committed to:

- ✓ Continuing the fight for Co-op City Bus Routes
- ✓ Consistent dialogue with elected officials
- ✓ Prioritizing essential infrastructure and climate control laws

ELECT Blossom Johns



Address
Convector
Flooding



Improve the
Call Center
System



Assess &
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Repairs



Support
CCPD
Community
Policing



Increase
Board
Transparency



Improve
Laundry Room
Maintenance

Ezekiel Springer, Jr.

I'm Ezekiel Springer. I ask for your vote for a seat on the Riverbay Board.

Some think we shouldn't waste money on a waterfront park, while other projects, like the convectors, need work.

Cost effective solutions for our convectors need to happen pronto. However, beautification is vital for our quality of life.

Monies for the park and convectors don't come from the same pot. It's apples and oranges. With creative budgeting and funds from city, state and federal, we can do both within reason. Don't be distracted into thinking otherwise. The Spirit of Co-op City can walk and chew gum!

Through Congressman Jamaal Bowman's office, Riverbay has already received a \$500,000 grant earmarked for the park. To make Co-op City vibrant requires \$2M more. Don't fall for misinformation! \$500,000 for the waterfront park falls under the Riverbay Fund. That's not capital projects funding. On May 9, Congressman Bowman returned to Co-op to tout his hand in helping Co-op City receive the funds and to stress the need for more green space.

The Buffalo Bills received \$850M in public funds. Tell me the state can't



Ezekiel Springer, Jr.

provide \$2M for our park.

Concerning convectors, the engineering study progresses. Preliminary cost analysis estimates a price tag of \$400M. Under the leadership of the Coalition To Save Affordable Housing, the Board was instrumental in securing refinance funds of \$124M for other capital projects. Congressman Bowman recognized all levels of government should again come to bat for Co-op City and seek new financing for the convectors when the study is complete.

Money for the waterfront park and convector overhaul exists. We need to be creative and ask for it. Bless me, **Ezekiel Springer Jr., Michelle Marbury, Monique Coleman, Aisha Hernandez-Ahmed** and **Ivy Gaynor**, the Spirit of Co-op City team, with your vote, and we will.

RE-ELECT - Michelle Marbury and Monique Coleman

ELECT - Ezekiel Springer, Ivy Gaynor and Aisha Hernandez Ahmed

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Michelle Marbury



Monique Coleman

Elect



Ezekiel Springer



Ivy Gaynor



Aisha Hernandez Ahmed

Espiritu de Co-op City

Lynette Wright

It's been a pleasure to meet many of you and hear that you have similar concerns about the way that our money is being spent. However, it has also been disappointing to go through the hallways of many of our buildings and see the multiple areas that need to be addressed immediately:

- Signs on insect infestation
- The questionable condition and cleanliness of our staircases
- Warping of walls in our public hallways
- Posting signed logs confirming fireproof self-closing doors inspection to increase shareholder confidence in safety standards.

This doesn't even speak to what is happening inside these apartments and townhouses. Seeing all of this made me wonder, "What have we been doing?" Why are we spending money on non-essential, aesthetic projects when we don't even have the basics of housing down? Living in affordable housing is a balance between keeping the price moderate to the market in which New Yorkers can thrive, while also keeping a multi-million-dollar cooperative functioning with rising inflationary cost. This is made even more difficult when our money, time and energy goes towards non-essential projects. Let's get back



Lynette Wright

to basics and put the focus back into saving our homes, balancing our budget by eliminating non-essential projects, and ensuring that we are in compliance with state and city mandates.

The board has a financial responsibility to shareholders. I believe we need directors who can prioritize essential projects first and avoid going back to the days of Marion Scott; the days of buildings that were falling apart, and garages that were structurally dangerous. For a team that's focused on accountability, fighting for shareholders' demands, and assuring our financial future, vote for me, **Lynette Wright, Blossom Johns, Jacqueline Smith** and vote to re-elect **Rod Saunders** to the Riverbay Board of Directors. Because we, Co-op City, are Stronger Together.

VOTE May 2nd – May 20th
Riverbay Board of Directors

Proactive Approach
over Reactive Response



RE-ELECT
Rod Saunders



ELECT
Blossom Johns



ELECT
Jacqueline Smith

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- ✓ Consistent dialogue with elected officials
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ELECT Lynette Wright



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Mary Pearson

Supreme Court Justice Ketanji Jackson once told her former law clerk: “You can’t always *expect* to be the smartest person in the room, but you can promise to be the hardest working.”

For the first part, it depends on the room. But for the second part? That’s rock steady.

You know the expression: “How someone does anything is how someone does everything?” That’s me to a tee.

Right now, I’m facing the Bruckner-Hutch DOT Death Ramp Problem+ the same way I faced the MTA Bronx bus redesign – the greatest threat to our community I’d seen, up to that point.

I scrutinize each proposition, read it to death, see what’s wrong with this picture, and come up with a solution. Sometimes it’s done with teamwork, but if the team doesn’t work, I do it myself.

If there’s time, I try to bring others around to my way of thinking. That’s always best but not always possible. No time? Too many obstacles? I do what needs doing. (That’s why, come June 28th, the Bx28/38 pair stays put and the Bx25/26 kicks in.)

I was handed the Ad Hoc Bus Committee proposal to edit and re-



Mary Pearson

write about two weeks before the presentation was due.

I came up with, A Common Sense Approach to Bus Service: Trading Some Frequency for One Seat Travel, More Coverage, Less Overlapping and Speedier Rides.

Then chunk by chunk, I passed along each completed section.

Soon communications broke down. I was accused of not working fast enough and of being “so mean.” I was kicked off the committee.

Most of my words and work were incorporated into the finished product and accredited to others.

“How someone does anything is how someone does everything.”

Re-elect me? Great! Thanks.

[Details on Facebook — Indivisible Co-op City. Viewpoints at IS-SUU.com/cctimes, 718-219-2211.]

Why you should vote to re-elect

MARY PEARSON



Since elected to the Board, she’s:

- Helped try to keep the MTA working for us all
- Fought the Monopole
- Complained until Einstein Loop’s BxM7 bus stop relocation was completed
- Advocated for a sensible, *big picture* plan for The RAMP, the Metro North Station, and more.
- Argued for a simple, budget-smart Section 5 Waterside Walkway
- Kept the community informed and amused with hundreds of Director’s Viewpoints
- Bought and gave away 1000 mask frames – adult and kid size – so we could all breathe a little easier

And that’s not even the half of it

What will Mary Pearson continue to do for us? She’ll work to get us what we need, what we deserve, what we’ve been promised

Why should you vote to re-elect Mary Pearson? Because she’s not finished crusading for us ... yet.



Raymond Tirado

Character and experience count. Greetings to all.

I have lived in Co-op City for over twenty years and in that time, like you, I have seen many areas of service and conditions that needed much improvement but also the very best of our workers and community.

Every year, we have difficulty reaching an election quorum because some of us feel we are not heard and don’t vote. I can promise you that if elected, I will hear and respond to all concerns, as I have done in the past.

My focus will be on the following issues and positions:

- I am not in favor of an off-ramp in Section Five; it would cause increased traffic and associated hazards to our community.
- A waterfront park at this time is not a positive for us. Focus must be directed on development of policies and resolutions to keep costs affordable and provide necessary improvements to our amenities and programs for our shareholders and families.
- Crime is escalating nationwide and we are no stranger to it. Utilizing our CCPD to its fullest and implementation of additional security cam-



Raymond Tirado

eras and technology to safeguard our community is of the utmost importance and I will make that a priority.

My past accomplishments include the recurring stream of revenue and placement of the MCU ATM-machines that are located in our community centers and Administration building. And also, the resolution that provides reduced parking fees on the major holidays for all to enjoy. I will, as I have done before, bring ideas that will improve our financial standing and improve the quality of life for us all in Co-op City. I thank you all for your well wishes and goodwill. Be well and healthy. Vote for **Raymond Tirado**.

Tried, Tested, True

Greetings all,

During the term I served as a Board director from 2010 to 2013, I believe I proved my worth as your voice on the Board of Directors and brought benefit to our community and corporation.

Some of my accomplishments were as follows:

- I alleviated the holiday parking situation by introducing a resolution to reduce the garage parking fee for all our families and friends who are visiting to a more than reasonable fee on all major holidays.
- I brought recurring revenue to our pocket by introducing a resolution to place Municipal Credit Union ATM machines at all Co op City community centers and our Administration building, allowing all our MCU members close access to their funds at no fee and creating a revenue steam.
- I suggested to Management to place television screens in our laundry rooms and the idea was put in place.
- I served as financial secretary and served on many Riverbay committees.

I also served as a volunteer member for the Community Education Council in our District.

Please make the smart choice and vote for **Raymond Tirado**,
May 2 - May 20, 2022



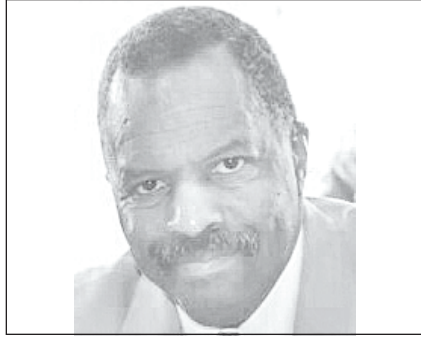
Raymond Tirado

Rod Saunders

The Stronger Together team continues to campaign on issues that we know concern cooperators. We hear you. As an incumbent, I've been involved with many important projects that are of extreme importance to the Co-op community. I need to address comments made during the last Forum on May 4th.

The former MTA Ad-Hoc Committee co-chairs did not remove any Board member from that committee. That decision was made higher up the Riverbay Board chain. There is historical evidence as to why.

There was reference to chewing gum and walking at the same time, relating to Co-op City's future in meeting legislated climate control mandates. No amount of walking or chewing in tandem is going to get Co-op City through the current legislative mandates without governmental financial assistance, and having the City, State, and Federal government amend their mandates with well-defined exemptions for large developments. Co-op City cannot continue to be affordable while having to remove 15,372 gas ranges for electric ones, overhaul our infrastructure to accommodate the elimination of our gas lines, combined with losing the use of our



Rod Saunders

power plant because it runs on fossil fuels. Shareholders could not afford the infrastructure cost, coupled with future ConEd billings! No amount of alternative energy sources available today combined, can currently be erected on our property, that can make up for the megawatts that our power plant supplies to Co-op City.

This is why our team better understands the complexity of negotiating sensibly with our elected representatives regarding essential capital investments. If you truly believe that Co-op City is better when we are unified as one...then vote for the team that will ensure that we are always Stronger Together. Until May 20th, I am asking for your vote to elect **Blossom Johns, Lynette Wright and Jaqueline Smith.** Vote to re-elect **Rod Saunders.**

VOTE May 2nd – May 20th
Riverbay Board of Directors

*Proactive Approach
over Reactive Response*



ELECT
Jacqueline Smith



ELECT
Blossom Johns



ELECT
Lynette Wright

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Michelle Marbury

Greetings, I am Michelle Marbury, 2nd Vice President of the Riverbay Corporation.

We've put together a great team to represent you. Monique Coleman, a newly appointed Director of only 6 months, has saved our corporation close to 1 million dollars in insurance premiums. Aisha Hernandez Ahmed, Property Manager of 13 properties with a portfolio net worth of \$350 million dollars, that's close to *what we need* for our convactor project.

Coalition Member Ivy Gaynor, Treasurer of the Coalition to Save Affordable Housing for years. Building 32 Association Secretary Ezekiel Springer, Jr., will help us bring Section 5 into the light that it deserves. *Voting online?* Check out his video.

And you have "me" Michelle Marbury. I've processed over 41 resolutions of which Riverbay Corporation Policies are made. I'm your 2nd Vice President and I have just begun to fight for you. Important note: Our goal was always to acquire funds earmarked for green spaces, which is what the Waterside Park is, and why you and I don't pay for it. We have the ear of Congressman Bowman and other elected officials. This com-



Michelle Marbury

munity will receive funds that have passed over us for too long. Five hundred thousand dollars (\$500,000.00) granted, *proves that we can do it*, now trust us to complete the project; \$2.5 million to come. Raising our property value and particularly, our green spaces in a Covid environment are critical to saving the quality of our lives. Over 1 million Covid-related deaths recently reported in this country. We are blessed to have property to develop for the safety of your life and mine; that, is the importance of the Waterside Park.

Kindly vote to Re-Elect "me," **Michelle Marbury**, and **Monique Coleman**, and Elect: **Aisha Hernandez Ahmed, Ivy Gaynor, and Ezekiel Springer, Jr.**, el espiritu de Co-op City, The Spirit of Co-op City.

RE-ELECT - Michelle Marbury and Monique Coleman
ELECT - Ezekiel Springer, Ivy Gaynor and Aisha Hernandez Ahmed

Continue the Advances and Stay on Course

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Re-Elect



Michelle Marbury



Monique Coleman

Elect



Ezekiel Springer



Ivy Gaynor



Aisha Hernandez Ahmed

Espiritu de Co-op City

Jacqueline Smith

Hello, my name is Jacqueline Smith, and I am running for a seat on the Riverbay Board of Directors with the Stronger Together team. The Stronger Together team shares the same dream for Co-op City. A quest and an image consisting of a bright and thriving future advanced by board transparency. No, to the Waterfront Park. Yes, to shareholders choice by vote approval.

I am an original Co-op City shareholder. It's been fifty (50) years of cooperative living and I still feel the same way about my neighborhood, I love Co-op City!

Through the years, I have served on several Riverbay committees and always felt a sense of community pride. Serving on the Best & Brightest and Election Committees was an honor and a privilege. However, during my experience serving on the MTA Ad-Hoc Committee, I'd had the opportunity to observe cooperators come together to formulate a solution to a situation that, left unchallenged, would have severely devastated our community. Through unity and being stronger together, the committee yielded a fruitful, successful result.



Jacqueline Smith

What action am I humbly asking you to do? Here it is, if you give me your vote, to the best of my ability I promise, to always work for the betterment of the community. I promise that I'll be as transparent as I possibly can. Remembering to keep the shareholders and the community at the forefront of all my decisions. Always keeping upfront that this is the community that I grew up in; developed emotionally and professionally in and with the grace of God will retire in. With that being said, I ask that you vote for me, **Jacqueline Smith**, and my team, incumbent **Rod Saunders**, and **Blossom Johns** and **Lynette Wright**. Unified, we are Stronger Together!

VOTE May 2nd – May 20th
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RE-ELECT
Rod Saunders

ELECT
Blossom Johns

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Aisha Hernandez Ahmed

Dear shareholders,
Living and working in Co-op City has been a great experience meeting shareholders, community leaders, Riverbay Corp., the owners of Bay Plaza and store owners. I have worked with former Congressman Engel, Congressman Jamaal Bowman, Senator Jamaal Bailey, Councilman Kevin Reily; my election strategy experience has helped various officials in state and city government into seats, including Civil, Supreme and Municipal Judges.

I want to build the bridges with government and the Board of Directors to assure that before bringing any project into Co-op City, we get the specifics and a choice and hear our voices. That's one of the reasons why I am involved, to assure that government is responsible with Co-op City shareholders. Vote for **Monique Coleman**, **Michelle Marbury**, **Ezequiel Springer Jr.**, **Ivy Gaynor** and myself, **Aisha Hernandez Ahmed**.

Estimados Accionistas,
Vivir y trabajar en Co-op City ha sido una gran experiencia conocer accionistas, líderes comunitarios, la administración de Riverbay Corp.,



Aisha Hernandez Ahmed

propietarios de Bay Plaza y negociantes. Yo he trabajado con former Rep. Engel, Rep. Jamaal Bowman, Senador Jamaal Bailey, Consejal Kevin Reily; mi experiencia de estrategia electoral me ha ayudado a ellos en sus escaños el Gobierno del Estado y Ciudad, incluyendo Juezes municipales, civil y Supremo. Quiero construir los lasos con el Gobierno y la Junta Directiva para asegurar que antes de traer proyectos a Co-op City obtengamos los detalles para dar una opción y escuchen nuestras voces, esa es una de las razones por las que me he involucrado más para asegurar que el Gobierno sea responsable con los Accionistas.

Por favor, vote por **Monique Coleman**, **Michelle Marbury**, **Ezequiel Springer Jr.**, **Ivy Gaynor** and myself, **Aisha Hernandez Ahmed**.

RE-ELECT - Michelle Marbury and Monique Coleman
ELECT - Ezekiel Springer, Ivy Gaynor and Aisha Hernandez Ahmed

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Monique Coleman

Elect



Ezekiel Springer



Ivy Gaynor



Aisha Hernandez Ahmed

Espiritu de Co-op City

Monique Coleman

Co-op City is self-governed and self-sufficient. We may not appreciate what we have but make no mistake, the world is not making more of what we have, which is Real Estate with affordable housing. Shareholders are owners, not renters, and have a say in what happens here. Our community is not perfect, but it is more perfect than elsewhere.

A question: If the waterfront park was not developed, was the recent 2% carrying charge increase necessary? The park was part of our five-year capital plan, which included a two-year budget. All budgets are guidelines for covering operating expenses for a specified period. Our plan and budget were projections that represented our best guess.

We budgeted approximately \$4 million for property insurance FY22/23, but when we received our renewal, it was about \$7 million. Riverbay had no choice but to remain adequately insured, so we paid. We paid 50% more for oil this season to heat your homes. The budget and capital plan are not a crystal ball and we have not spent anything on the park, and yes, we needed the 2% carrying charge increase to cover escalating operating expenses.



Monique Coleman

Chuck Schumer said at last week's press conference that modest increases are good for our community and allow us to care for our property more easily. We are not alone; the NYC Rent Guidelines Board voted preliminarily to increase rent stabilized apartments rates by up to 4% and 6% for one- and two-year leases, respectively.

We all want a better life, and cooperators get to decide what this means for us. As a Board member, I pledge to protect our way of life and continue to fight for Affordability, Accountability and Autonomy.

Re-elect me: **Monique Coleman** and **Michelle Marbury**, and please elect **Ezekiel Springer Jr.**, **Aisha Hernandez Ahmed**, and **Ivy Gaynor**. We are the Spirit of Co-op City.

RE-ELECT - Michelle Marbury and Monique Coleman

ELECT - Ezekiel Springer, Ivy Gaynor and Aisha Hernandez Ahmed

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- Install State-of-the-Art elevators
- Millions in power plant savings
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Michelle Marbury



Monique Coleman

Elect



Ezekiel Springer



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2022 Riverbay Board Election Rules and Regulations

GENERAL RULES AND REGULATIONS RELATIVE TO THE RIVERBAY CORPORATION'S 2022 BOARD OF DIRECTORS ELECTION
(Adopted Wednesday, March 29th, 2022)

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 2nd, 2022 at 6:00 a.m. and continue through 9:00 p.m. on Friday, May 20th, 2022, (hereafter "Election Day"). If an official mail-in ballot is received before May 2nd, 2022 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 2nd, 2022, 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 unexpired terms.

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

(a) The Chairperson of the Committee, (hereinafter "Chairperson") 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 shall be appointed by the President of the Board

(the "President"), and approved by the Board.

(b) The Chairperson shall recommend to the President the appointment of such additional residents as the Chair deems 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.

Members of the Committee who are also members of the Board 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 8, 2022. 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 2, 2022 and conclude at 9:00 p.m. on Friday, May 20th, 2022, 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 2, 2022 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,

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Riverbay Board Election Rules and Regulations

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- 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 and governing documents.

(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 Riverbay2022Election@riverbaycorp.com, on or before midnight on April 11th, 2022. 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 2022 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 and the candidate's agreement to abide by the Rules; as well as 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 Monday, April 18th, 2022. Notice of the Committee's certification will be published in the *Co-op City Times* on Saturday, April 23rd, 2022.

2. The Committee shall hold a virtual briefing on the Rules for all candidates or their designees on Monday, April 18th, 2022 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 the candidates' forum. The drawing for order of speakers will also determine the relative position of each candidate's name on a ballot. 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 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, 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, *Facebook* page, *Twitter* account, *Instagram* account, or similar electronic forum, under the Candidate's control, if the Committee, in its opinion, believes that said material is false, defamatory, 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, *Facebook* page, *Twitter* account, *Instagram* account, 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 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.

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 any prize(s) approved by the Board during the election period.

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 Riverbay, including attorney's fees, incurred by Riverbay in the defense of any defamation claim arising out of any statement or publication of any kind made by said candidate, or by any person or entity acting on their behalf, during the election.

8. It is inappropriate for any person or entity doing business, or soliciting business with Riverbay, including present or prospective managing agents, contractors, vendors, professionals, unions, their employees, commercial tenants, or persons having a direct or indirect interest in such companies, to make campaign contributions or pay campaign expenses, whether in cash or in-kind, of persons running for the Board. Directors of a corporation act in a fiduciary capacity with respect to the corporation and are required to place the corporation's interest above their personal interests. Accepting campaign contributions from parties who contract with the corporation creates at least an appearance of a conflict of interest and, in most circumstances, an actual conflict as well. Any candidate who knowingly accepts campaign contributions or payment of campaign expenses, direct or indirect, in cash or in-kind from any person or entity doing business or soliciting business from Riverbay, including but not limited to the managing agent, or any vendor, union, commercial tenant, professional or contractor, their employees, or persons having a direct or indirect interest in such companies, will be disqualified.

E. USE OF CO-OP CITY FACILITIES FOR CAMPAIGN ACTIVITIES

1. There shall be three official candidates' forums conducted in person, if possible, and virtually. One forum shall take place on Wednesday, April 27, 2022 at 7:30 p.m. in the Dreiser Auditorium. The second forum shall take place on Saturday, April 30th, 2022 at 3:00 p.m. in the Einstein Auditorium. The third forum shall take place on Wednesday, May 4th, 2022 at 7:30 p.m. in Room 31 at Bartow.

(a) The Committee shall televise the forums over Riverbay's public access channel and broadcast them on the web using Riverbay's *Webex* account. The transmission by Riverbay of any statement made by any person at the forum shall not be an endorsement of any such comment or statement by Riverbay and Riverbay shall not be responsible for, nor shall it indemnify, any person or candidate who makes any false or defamatory statement.

(b) All certified candidates will be invited to participate in the forums in accordance with the rules and procedures established by the Committee. If a candidate cannot participate in the forum, and the candidate provides the Chairperson with the reason for non-

participation, the Chairperson, with the permission of the candidate, may take such reasonable accommodations as may be required to enable the candidate to participate, or alternatively, announce the reason why the candidate cannot participate to the audience.

(c) The Committee shall establish rules and procedures for the civil conduct of all forums, including the establishment of time limits for questions and answers, the limiting of participation, the editing of statements, and the muting, either visual or auditory, or both, of individuals, including candidates, who, in the opinion of the Chairperson, are disruptive to the orderly conduct of the virtual forum or who engages in personal or malicious attacks, or who makes defamatory statements.

2. The use of any outdoor space owned by Riverbay for public gatherings related to the election is prohibited.

3. No candidate or organization may use the facilities or public meeting areas, community rooms, lobbies, hallways, mail rooms, building association rooms, or similar areas of the Riverbay Corporation for gatherings of more than ten (10) individuals at one time, or for campaign rallies or activities, except as provided herein. Any such gatherings must comply with NYS DOH and CDC Guidelines as well as Riverbay's face covering requirements.

4. At no cost, Riverbay will publish pictures of each candidate and up to three (3) different narrative statements or articles by each candidate in successive print and electronic issues of the *Co-op City Times* beginning with the Saturday, April 30th, 2022 issue. The Editor shall set the deadlines and technical standards for these submissions. All candidates' articles will be reviewed by the Committee prior to publication. The Committee reserves the right to delete any material which in its exclusive opinion contains libelous statements, personal attacks, or material misstatement of fact.

(a) In conjunction with the statements described herein, Riverbay will also publish at no charge a ¼-page campaign ad by each candidate in successive print and electronic issues of the *Co-op City Times* beginning with the Saturday, April 30th, 2022 issue. The same ad will be used in each of the issues and will appear opposite each candidate's article for that week. The Editor shall set the deadlines and technical standards for these submissions. All ad copy will be reviewed by the Committee prior to publication. The Committee reserves the right not to publish, or to delete any material, which in its opinion constitutes a libelous statement, personal attack, or material misstatement of fact.

(b) Starting on the day candidates are certified and continuing during the period of the campaign, Board members who are not running for election shall be free to write viewpoints of a "non-political" nature, except that a Board member may endorse candidates in one viewpoint only. It shall not be deemed to be "political" for a non-candidate Board member to describe the activities and

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achievements of the Board as a whole, including the activities of any incumbent candidates. In the event Board members wish to publish a joint viewpoint, they may do so, but only if the viewpoint has been unanimously approved by the full Board.

(c) Management shall not endorse any candidate or slate of candidates. However, information of a non-political nature, for example, relating to the operation, management, finances or maintenance of the property, or to an emergency may be published by Management during this period of time.

(d) In the event that an article appears in a print or electronic publication other than the Riverbay sponsored publication, which is currently titled the "Co-op City Times," in which the actions of the Board as a whole, or of an individual Board member are challenged, the Board, or the individual Board member who is challenged, shall have the right to respond in the *Co-op City Times* to such challenge, without regard to whether the Board member is a candidate in the election and without regard to the political nature of the comment. Any such response shall be limited to the subject matter of the challenge.

(e) Similarly, a candidate who is not a Board member may respond to a challenge directed at the conduct or action(s) of that individual candidate.

5. Campaign ads other than those provided by Riverbay may be placed in the *Co-op City Times*, subject to Paragraph D (3), but must be paid in full by money order or certified check at least 48 hours before the normal deadline of an issue. The Committee will review all paid campaign ads prior to publication and reserves the right to reject any copy which, in its sole judgment, contains libelous statements, personal attacks or material misstatement of fact.

6. (a) The election of directors to the Board is a right of residents of Co-op City. Employees living in Co-op City are encouraged to exercise their rights as residents of the community during the election within the scope of this policy. All Riverbay employees are reminded that as employees they have a duty of loyalty to Riverbay and should not engage in any activity that raises the appearance of impropriety. Participation in the electoral process must not interfere with employees' work duties. All employees shall refrain from engaging in any activity that may be construed as an attempt to abuse their positions as employees to influence the outcome of the election. Examples of acts that may be an abuse of an employee position include soliciting donations for candidate(s), distributing campaign material for or against particular candidate(s), or engaging in any other activity that may reasonably be viewed as an abuse of position.

(b) Candidates who encourage, accept, or knowingly benefit from such prohibited participation are subject to disqualification by the Committee.

(c) This policy does not affect employees' right to engage in other

concerted activities for the purpose of collective bargaining or other mutual aid or protection, or their right to refrain from any or all such activities.

F. BALLOTING AND CERTIFICATION

1. Voting will be by mail and by on-line, electronic ballots. The form and content of the ballot shall be approved by the Election Committee.

2. In accordance with Riverbay's by-laws, only one vote per occupied residential unit, cast by a resident shareholder of record residing in said unit, shall be counted.

3. All ballots, including electronic ballots, must be cast by an eligible, residential shareholder of record, and verified by such means as the Election Committee determines to be reasonable, in its sole discretion.

4. Any eligible, resident shareholder of record residing in an occupied unit may vote, but only one ballot may be cast by a unit, regardless of the number of shareholders of record residing within said unit.

5. Mailing, tabulation, collection, processing, initial counting and preservation of election ballots shall be conducted by an independent, third-party company, selected by the Board pursuant to a written contract, duly approved in accordance with all corporate and regulatory requirements. A copy of any such contract, as well as the name and address of any such independent third-party, shall be published in the *Co-op City Times*.

6. One ballot will be mailed by the independent third-party on or about April 28th, 2022 to each residential unit occupied by one or more eligible residential shareholders of record at the address set forth for said shareholder(s) of record on Riverbay's books and records as of April 1st, 2022.

7. In the event that more than one ballot is received from a single unit, only the earliest dated ballot, or the first electronically recorded ballot, shall be counted. All other ballots received from said unit shall be disregarded, but preserved until five (5) days after the period to challenge the election has passed.

8. Unless the voting period is extended or modified by the Board of Directors and/or the Election Committee, any mail-in ballot must be postmarked no later than May 20th, 2022. Any electronic vote must be transmitted and received no later than 9:00 p.m. on May 20th, 2022.

In the event that the voting period is extended or modified by the Election Committee for purposes of obtaining a quorum, the Election Committee may count any valid ballot cast by a shareholder eligible to vote during the modified period, electronically or by mail without regard to the postmarked date.

9. All ballots received, including disqualified ballots, shall be preserved until the time to challenge the election has lapsed.

10. The initial count, as recorded by the third-party independent company, shall be provided to the Election Committee no later than 12:00 p.m. on Wednesday,

May 25th, 2022. The initial count shall set forth the total number of ballots cast, the total number of votes received by each candidate, the total number of votes cast for each candidate by building, the number of votes disqualified and the basis therefore, and the total number of ballots required for a quorum.

11. The Election Committee shall, in a virtual meeting to be broadcast by Webex and on Riverbay's public access TV Channel at 7:00 p.m. on Wednesday, May 25th, 2022, review and certify the final count of the election ballots.

12. Upon completion of the count, the Committee shall certify to the Board 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 May 26th, 2022 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 recommend that the voting period be extended for an additional twelve (12) 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, schedule a new 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.

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 by the Board. The Board, in its discretion, may affirm, modify, or reverse the determination, or decline, without explanation, to review the Committee'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 of the challenge, by an email addressed to Riverbay2022Election@riverbaycorp.com. The Committee may also initiate a challenge to the election, or to the candidacy or election of any candidate, on its own initiative.

2. The challenge must be in writing. Such 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 Riverbay2022election@riverbaycorp.com no later than 5:00 p.m. on Friday, May 27, 2022. The written challenge shall state the factual or legal basis for the challenge. Failure to file a timely

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