

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

**Candidates' Statements appear on pages 24-29**  
**NOTE: THE VIEWS EXPRESSED WITHIN ARE SOLELY THOSE OF THE CANDIDATES AND NOT THOSE OF RIVERBAY CORPORATION.**

### BALLOTING

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

### BALLOT RETURN PROCEDURE

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

### Election Committee Notice — Ask the Candidates

There will be three official Candidates' Forums in the 2024 Riverbay Board of Directors election. The Election Committee is accepting questions from shareholders to be asked at the forums. If you would like to ask a question at the May 18th forum, you may submit it by email to [Riverbay2024Election@Riverbaycorp.com](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 and building, along with the question and which candidate/s the question is directed to.

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>
---	---

## 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 & Kyshawn 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 . . .**

- Increase Budget Reviews / Control Spending
- Enhance Managing Agent Oversight
- Improve Board Accountability to Shareholders
- Exploration of Alternative Revenue Streams
- Reinstated 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!



## Mary Pearson



Mary Pearson

Hi neighbor. I'm Mary Pearson. Musician. Writer. Activist.

I've lived in beautiful Section 5 since August 1994.

Here's some of what I've done in those 30 years.

I brought the kids my Christmas play, produced some concerts, and then after September 11th – lots more, mostly free.

I've marched with the community to protect Women's rights, voting rights, Black rights. And I created and I administer *Indivisible Co-op City* on Facebook.

I've been a Riverbay Board director on and off since 2018 for about 4 1/2 years altogether

and I've written hundreds of viewpoints and articles.

I fought the Monopole, protected our post office, gave away a thousand mask frames so we could breathe a little easier during the pandemic, and spent 13 months getting the Section 5 express bus stop back where it belongs.

Got the hedge by the Bartow Administration Offices trimmed so people knew where to Early Vote. Pulled together hundreds of flyers so folks could find their ever-moving poll sites. Mounted Candidates' Forums. And acquainted people with Ranked Choice Voting.

I point out trip hazards for repair and got our Bldg. 33 porters a repaved, safer pathway to the dumpster.

Along the Building 27 and 33 pathway, I got one bench raised and another installed, and got damaged stone work removed and two trees planted.

We're still waiting for the brush to get cleared away along Section 5's Waterside Walkway, but we've got the Waterview Park to enjoy while we wait.

And the big thing: rallying neighbors and pressuring our elected officials to make the MTA and the DOT help us, not harm us with their enormous projects.

That's what I do.

That's what we'll do.

Vote for the Impact Team: Andrea Leslie, Bernie Cylich, Ezekiel Springer, Sheila Richburg, Kevin Foggie, and me, Mary Pearson.

Thank you.

**VOTE**

**BY MAIL OR ONLINE MAY 20 - JUNE 14**

**The IMPACT TEAM**

**Re-Elect**

Andrea Leslie

Bernard Cylich

Mary Pearson

**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

**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

## Aaron Carnegie



Aaron Carnegie

As a lifelong resident of Co-op City, I am excited to announce my candidacy for the Riverbay Board of Directors. I believe that now, more than ever, we need fresh perspectives, transparency, and innovative ideas to ensure our community thrives.

Being born and raised in Section 5 then becoming a Building Association president, has given me a deep understanding of our community's strengths, challenges, and aspirations. One pressing concern that I am deeply committed to addressing is the issue of increasing carrying charges. Year after year, many of us feel the burden of rising costs, impacting our

financial well-being and quality of life. It's time for proactive measures to curb this trend.

Additionally, I strongly believe in exploring alternative sources of income for Riverbay. Diversifying our revenue streams can help alleviate the pressure on carrying charges and provide us with more financial stability. Whether through sustainable initiatives, community partnerships, or innovative projects, I am committed to finding creative solutions that benefit us all.

Transparency is key to building trust and fostering open communication among shareholders and the board. If elected, I will work tirelessly to ensure that important decisions are made with transparency, accountability, and input from the community. Our voices matter, and they should be heard in the decision-making process.

I understand the responsibility that comes with serving on the Board of Directors. It requires dedication, collaboration, and a genuine desire to serve with the best interests of our community. If given the opportunity, I will bring a fresh perspective, a proactive approach, and a commitment to fostering a stronger, more resilient Co-op City.

I invite you to support my candidacy and join me in shaping a brighter future for our community. Together, we can create positive change and ensure that Co-op City remains a place we are proud to call home.

Thank you for your consideration

**CARNEGIE FOR CO-OP CITY**

FOR MORE INFORMATION AND TO SPEAK TO THE CANDIDATE DIRECTLY EMAIL AT : [CARNEGIEFORCOOP@GMAIL.COM](mailto:CARNEGIEFORCOOP@GMAIL.COM)

**VOTE**

**AARON CARNEGIE**

**YOUR VOTE MATTERS**

*Don't waste it!*

- TRANSPARENCY
- AFFORDABILITY
- INNOVATION
- COMMUNITY POLICING REFORM



## Shanauzelda Montgomery



Shanauzelda Montgomery

Dear community of shareholders,

I am excited to announce my candidacy for the Riverbay Board of Directors seat. I have been a proud resident of this beautiful community for over 24 years and raised my daughter here. I previously ran for the Board during the 2023 election, but unfortunately, the extension expired and the Board voted not to grant another. This unprecedented decision left many shareholders, including myself, feeling frustrated, disenfranchised, excluded from the decision-making process, and disempowered.

During last year's election cycle, I was an active community participant. I met with shareholders and listened to their questions, concerns, and cries of outrage regarding deteriorating building conditions, false promises, safety concerns, high maintenance increases, and a disappointing election outcome. As a candidate, I remain committed to addressing these issues and ensuring that all shareholders are adequately represented in the decision-making process.

I was motivated by the unexpected election results last year to learn more about the rules and regulations that govern our community. So, I attended several meetings and workshops to improve my skills and knowledge, essential for representing this community. With over thirty years of experience in the education and business sectors, I have specialized insight that can help the Board, particularly regarding governance.

My background in education and business has honed my critical thinking and problem-solving abilities, essential for analyzing complex issues and making informed decisions. I have also learned the importance of collaboration and effective communication, which are vital for building consensus among board members and representing our community's best interests. Moreover, I have created budgets to allocate funds to programs that benefit communities properly. I am committed to preserving Co-op City's affordability, integrity, and safety. Voting for me and the "Community First" team means voting for individuals dedicated to strengthening our community.

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 . . .**

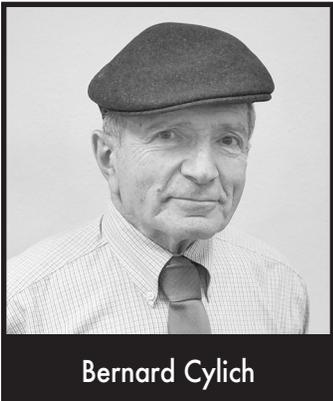
- Increase Budget Reviews / Control Spending
- Enhance Managing Agent Oversight
- Improve Board Accountability to Shareholders
- Exploration of Alternative Revenue Streams
- Reinstate Community Relations Committee
- Support CCPD Community Policing
- Safety and Security Enhancements
- Enhance Dog Policy

**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

The median monthly rent for a one-bedroom apartment in the Bronx is \$1,900.

Average carrying charge for one-bedroom in Co-op City, including gas, electricity, and A/C is \$895.55

Over the last eight years, the Consumer Price Index (CPI) went up by 28% while Co-op City's average carrying charges went up by 17%.

Our budget payroll was trimmed by 20%, from a staff of 1,010 to 948.

Sale of excess electricity earned Riverbay over \$8 Million last year, double the previous year.

New York City Police Department rates Co-op City with the lowest crime in the Bronx.

The Impact Team is dedicated to continue that trajectory.

However, the uncontrolled gouging of gas/oil prices and insurance premiums threatens our best efforts to maintain quality of life and keep our co-op affordable.

In June 2022, gas prices spiked and unleashed nationwide hyperinflation, driving our gas cost up by \$18 Million, forcing the Board to implement a 7.5% carrying charge increase in January 2023.

Despite a \$1 Million deductible, and losses rarely greater than our deductible, our insurance premiums have been increasing annually by double digits. In the last 4 years, our premiums rose by 400%. According to our insurance brokers, there is little hope of any future relief.

These are national problems. Co-op City alone cannot overcome the deep-pocketed fossil fuel industries prices, nor challenge the insurance companies' premiums. As Frederick Douglas taught us, "Power will not concede without struggle."

I have suggested we initiate a city-wide meeting with representatives of housing cooperatives, along with elected officials, and brainstorm a united strategy and establish an organization to pursue the strategy.

Happy Passover.

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

VOTE

BY MAIL OR ONLINE MAY 20 - JUNE 14

# The IMPACT TEAM

## Re-Elect



Andrea Leslie



Bernard Cylich



Mary Pearson

### 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

## Elect



Ezekiel Springer, Jr



Sheila Richburg



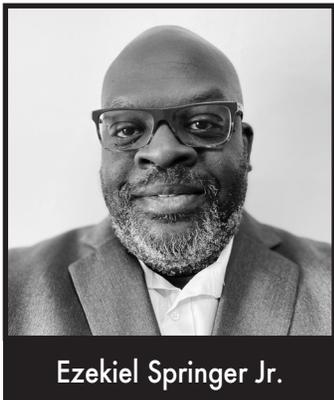
Kevin Foggie

### 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



## Ezekiel Springer Jr.



Ezekiel Springer Jr.

Like living in Co-op City? I'm Ezekiel Springer Jr. I love my apartment's views, my building's cleanliness, the bike paths, Section 5's Greenway, and the sense of community. To preserve this, I'm running in the 2024 Riverbay Board elections.

Since 2005, I've called Section 5 home. My dad and sister moved here in the 90's. My nephew works for CCPD. Co-op City's in my blood. Speaking of CCPD. Did you know Co-op City is one of the safest communities in NYC? I plan to keep it that way by ensuring CCPD gets the manpower and equipment they need.

As secretary, now president, of the Building 32 Association, I've submitted articles to *CCTimes* informing cooperators about events, meetings, raffles; scheduled guest speakers like Board directors, Management, Public Safety, Councilman Kevin Riley and Congressman Jamaal Bowman. I've scheduled holiday lobby decoration, volunteered for Fun Day, and collected Association fees. Through it all, I've met like-minded residents wanting their concerns heard and someone to act on them. With your vote, I can serve as a strong voice for us, the shareholders.

My top priority: Keeping Co-op City affordable. You shouldn't have to worry if your pension or SSI check is enough. I'll stand against privatization and HCR's unexplained rate increases. That's why I've joined forces with the Impact Team. Vote for Sheila Richburg, Kevin Foggie and me, Ezekiel Springer Jr. Also, re-elect Impact members, Mary Pearson, Andrea Leslie, and Bernard Cylich.

Tired of sitting on Co-op City's sidelines? I'm sure you are. Then get out here and vote! Consider casting your ballot for the entire Impact Team. Together, we will halt the death knell of privatization and rate hikes pricing us out of our community.

VOTE

BY MAIL OR ONLINE MAY 20 - JUNE 14

# The IMPACT TEAM

## Re-Elect



Andrea Leslie



Bernard Cylich



Mary Pearson

### 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

## Elect



Ezekiel Springer, Jr



Sheila Richburg



Kevin Foggie

### We Will Build on Board Achievements:

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

## Corazon Fernandez



Corazon Fernandez

I hope this article finds my community in good health and high spirits. I am writing to you today deeply concerned about the future of Co-op City. Specifically, the detrimental effects of high maintenance on our moderate-middle income families.

Perhaps, some at Riverbay Corporation think our maintenance is not high enough in comparison to other areas in the Bronx? For the past 10-15 years, Co-op City residents have been paying more and get less. Where's our garage attendants? Where's the lobby attendants? Too many vital service interruptions like cooking gas cut-offs, electricity shuts down, hot water turned off and ongoing air conditioning troubles.

Also, why do we have to wait so long on the phone for Riverbay services and so darn long to get repairs made in our homes? Skyrocketing Co-op City maintenance hikes; we find ourselves in a constant struggle to make ends meet. The excessive maintenance, another one set for July 2024, means less disposable income for your other essential expenses.

The impact of high maintenance on Co-op City residents is far-reaching, deeply concerning.

Residents shouldn't have to be living in constant fear and anxiety of unchecked maintenance increases. I believe, we can stop this trend with a new Riverbay Board of Directors. It's high time we recognize we have a choice to relentless increases and diminished services. Vote! Vote for: Corazon Fernandez.

Take action to slow down these runaway maintenance increases. Vote, for a new direction, new leadership, new ideas. Vote for a new Co-op City Board that values and respects its elderly population, working families and young adults looking to be part of a renewed Co-op City living in affordability, security, and peace of mind.

Fill out your ballot May 20th! Vote for: Corazon Fernandez

## Stop Run Away Rent Increases. Elect Corazon Fernandez

Elect

Corazon Fernandez



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

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

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



## Sheila Richburg



Sheila Richburg

Greetings to you with a deep sense of commitment to our Co-op City community. I humbly seek your support and vote to become Riverbay Board director. I come to you with a strong track record of leadership here in Co-op City. I serve as the president of the National Council of Negro Women, Inc. Co-op City Section, and as your Riverbay Fund director. I bring forth my 12-year history of dedication and experience to the values that bind us as a community.

Throughout my tenure, I have prioritized organizational values that promote community service, education and empowerment. These

values are not just words but principles that guide every decision and action I take. I firmly believe that in order to thrive collectively, we must ensure that every individual is valued, heard and included. I also serve as a proud member of the AA Association, membership director of the CTSAH and member of my Building Association, keeping my finger on the pulse of our community.

Public safety is a fundamental right for every resident here in Co-op City. As someone deeply invested in community well-being, if elected I will advocate for enhanced public safety collaborations to meet our vital safety needs.

Furthermore, my commitment to transparency and accountability is unwavering. I subscribe to open communication and accountability as the cornerstones of effective governance. If elected, I will ensure that decisions are made with the utmost transparency and that the voices of our community are heard and incorporated into the decision-making process.

I will ask the hard questions, advocate to maintain affordable housing and collectively work to foster improved quality of service for cooperators.

Please vote for me, Sheila Richburg, to serve as Riverbay Board director along with the Impact Team:

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

### 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

## Kyshawn White



Kyshawn White

In the dynamic landscape of the Co-op City community, adapting policies to meet evolving needs is paramount. Central to this initiative is the exploration of revenue streams where cooperators are not burdened, along with bolstering support for community policing.

I advocate for a strategic exploration of revenue streams that is not dependent on increases in carrying charges but created through private and public partnerships, is imperative for sustainable community development. By diversifying income sources, our community can mitigate financial risks and fund essential services without burdening shareholders. This endeavor aligns with the overarching goal of responsible management, ensuring fiscal prudence while enhancing quality of life.

Central to the ethos of responsible governance is the commitment to ongoing budget reviews and transparency. Regular assessments enable prudent financial management and foster trust among shareholders, ensuring alignment with community priorities.

In tandem with financial initiatives, supporting Public Safety initiatives fosters trust and collaboration between Co-op City Public Safety and residents. Strengthening community public safety efforts not only enhances safety but also cultivates a sense of belonging and ownership among cooperators. By investing in proactive measures, Co-op City can preemptively address emerging threats and safeguard residents' well-being.

Additionally, I want to underscore the need for robust oversight to enhance accountability and transparency. Managing Agent oversight ensures that decisions are made judiciously, reflecting the collective interests of shareholders while upholding ethical standards.

Lastly, reinstating the Community Relations Committee facilitates constructive dialogue and engagement, promoting inclusivity and responsiveness to community needs.

In conclusion, the proposal advocating for an abstract irregular shape in policy reform embodies a multifaceted approach towards community enhancement. By prioritizing inclusivity, fiscal responsibility, accountability, and safety, communities can thrive and evolve in line with changing dynamics and aspirations.

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
- Reinstatement of 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!



## Kevin Foggie



Kevin Foggie

Dear members,

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

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

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

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

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

**VOTE**

**BY MAIL OR ONLINE MAY 20 - JUNE 14**

**The IMPACT TEAM**

**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

## Leah Graham



Leah Graham

Dear cooperators and friends,  
I am Leah Graham, and I am excited to announce my candidacy for the Riverbay Board of Directors election. Having been a resident of Co-op City for 24 years and actively serving as a building president, I am deeply connected to our community's needs.

As a former Riverbay Board director with six years of experience, I understand the importance of transparency, accountability, and integrity in governance. I am with the Community First Team and if elected, I will ensure that your voices are heard and valued.

During my previous tenure, I facilitated initiatives such as televising board meetings and transitioning high-interest-only mortgage loans to low-interest fixed-rate loans, contributing to Co-op City's fiscal stability.

With a Bachelor of Science in Business Administration & Leadership and over 20 years' experience as a Program Analyst, I bring a wealth of knowledge in management, accounting, budgeting, and project management. My certifications in property management, and contracts management and as an instructor will add value in the Board room.

If elected, my priorities include ongoing budget reviews, spending controls, improved security measures, Board accountability, boosting voter turnout, and evaluating the quality of our managing agent's services and communication with shareholders.

I am deeply committed to serving our community and bringing about positive change. Your trust and support mean everything to me, and I am eager to work collaboratively to make Co-op City an even better place for us all.

Make your vote count. Starting May 20<sup>th</sup>, elect me and my Community First team. We will always respect your vote and serve this community with integrity and transparency.

Thank you for considering me as your candidate. Together, let's make a meaningful difference in our community.

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!



## Andrea Leslie



Andrea Leslie

As an elected Riverbay Board director, I am proud of major accomplishments made during the past few years that have improved the quality of life for cooperators: Installed E-Z pass like entry and exit to our 8 garages; installed 65 ADA compliant hi-rise front lobby door entrances; replaced 160 faulty elevators with state-of-the-art ones.

In addition, our staff has constructed a Section 5 Hutchinson Riverfront park allowing cooperators to enjoy a close-up view of the river and beyond.

These projects as well as the five year of required facade work on all our 35 hi-rise buildings were financed not from any Federal, State nor New York City monies but from Riverbay funds – 97% provided by cooperators' carrying charges.

Our power plant that provides us with heat, hot water and A/C also generates sufficient electricity for all our needs and excess power which earned Riverbay \$8 million last year.

Despite these major expenses, including maintaining our increasing operating costs, our carrying charges increases have been below the Consumer Price Index during this period.

In comparison to private median monthly rental cost of a one-bedroom in the Bronx of \$1,900, the current average carrying charge, before the imposed increase by our state supervising agency, HCR, is \$895 for a one-bedroom including gas, electricity, and A/C.

That is why I claim that we are the best deal in town with a waiting list of over 6,000.

If re-elected, I commit to work to continue these positive trajectories.

I ask that you vote for the Impact Team.

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

**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

**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 2023 BOARD OF DIRECTORS ELECTION

Adopted March 26th, 2024

## A. GENERAL RULES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## B. RULES FOR ELIGIBILITY OF CANDIDATES

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

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

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

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

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

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

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

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

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

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

## C. RULES FOR CERTIFICATION OF CANDIDATES

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

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

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

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

## D. CAMPAIGNING STANDARDS OF CONDUCT

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

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

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

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

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

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

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

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

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

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

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

(Continued on page 31)



