



46th Annual Housing Conference

"Your Bridge to Enhanced Understanding of Board Responsibilities"

**SUNDAY, NOVEMBER 8, 2026
9:00 AM - 5:00 PM**

45 CLASSES

THIS CONFERENCE WILL HELP YOU

- Manage your building at peak efficiency
- Cope with challenging situations
- Delve into legal, financial & 'people' issues
- Address increasing compliance burdens
- Defend your rights as homeowners
- Think **GREEN!**

ONLINE ONLY: ADVANCED REGISTRATION REQUIRED

THE COUNCIL OF NEW YORK COOPERATIVES & CONDOMINIUMS INVITES YOU TO REGISTER FOR OUR 46TH ANNUAL HOUSING CONFERENCE, WHICH WILL TAKE PLACE VIA ZOOM ON SUNDAY, NOVEMBER 8, 2026, FROM 9:00 AM TO 5:00 PM. SELECT AMONG THE INFORMATION-PACKED SESSIONS THAT FOLLOW; LOG ON AND LEARN FROM THE COMFORT OF YOUR HOME.

MORNING SESSIONS — 9:00 AM

Select one of these 15 sessions (#101–115) to attend at 9:00 AM

101. SIGNIFICANT LEGAL DECISIONS

FOR CO-OPS AND CONDOS IN 2026 ★❖



Every year, Marc J. Luxemburg, Esq. a founder of CNYC and now its President Emeritus, examines recent court decisions, providing commentary and insights about how each case affects New York cooperatives and condominiums; and suggesting ways for boards to cope with new challenges raised by these cases. This year he is joined by Beth M. Gazes, Esq. for additional commentary and insights. They move quickly through a great number of court cases in this advanced class, designed for experienced board members familiar with board functioning and for attorneys.

provisions to include in the contract for each energy project. What performance guarantees can be included? And what should be the consequences if the project – or the product – fails to meet those performance standards? Review the specifications used in the bidding process and learn how they govern the materials and procedures to be used in the project. Learn what steps to take whether you are choosing to implement a turn-key project or opting for energy as a service

102. MANAGING CAPITAL PROJECTS:

Coordinating the Many Moving Parts



Undertaking a major repair or upgrade project for your cooperative or condominium requires planning many steps along the way. Architect Stephen Varone will discuss the various issues involved, including scope of work, budgeting, competitive bids, contract negotiation, payment terms, insurance and bonding, scheduling, project supervision, sub-contractors, site safety, and project sign-off. This class will help boards coordinate the many moving parts of a capital improvement program to achieve successful results.

104. RESPONSIBILITIES OF BUILDING TREASURERS ▲



The treasurer oversees all financial activities of the cooperative or condominium. Although the execution can be delegated to management or to investment advisors, the treasurer can never relinquish responsibility for ensuring that all is done. Accountants Robert Mellina and Jayson Prasad will discuss the treasurer's responsibilities, suggesting systems of control and practical, time-saving procedures.



105. ALL ABOUT THE HOUSE RULES ❖



Every cooperative and condominium starts its existence with a set of boiler plate house rules. Over time these can be updated or amended as new building policies are instituted. (see Class 307). Attorney Leni Morrison Cummins will discuss the role of House Rules in a cooperative or condominium, their relationship to other corporate documents, how to change House Rules and ways to make sure that everyone knows what the House Rules and Building Policies are. Examples of what belongs in the House Rules and what doesn't belong will also be discussed.

103. CONTRACTING FOR ENERGY EFFICIENCY WORK



Contracting for energy efficiency work necessitates the consideration of different legal protections from those in the normal construction contract. There are various contract types to consider, and different ways to ensure your building is protected if the project doesn't produce the projected results. Learn to work with your registered design professional and attorney for advice on the important

Morning Sessions Continue ▼

COURSE TRACK ICONS

To help you choose among the classes, CNYC has created these icons indicating the track(s) for which the sessions are appropriate. Look for icons next to the description of each session.



Legal



Financial



Governance



The Building



Focus



Board Responsibilities



Compliance



Energy Efficiency (LL97)



Management



Homeowner Help



Meeting & Community



Building Systems



HDFC / UHAB



Data & AI

FINANCIAL AID POLICY

Individuals of modest income whose boards or employers are not covering Conference participation may apply in writing to CNYC for a reduction in their registration fee.

CNYC will consider each request individually, but will be guided by the following chart:

Unemployed registrant - Full scholarship
Income up to \$50,000 - 75% discount
Income up to \$75,000 - 50% discount
Income above \$75,000 - No discount

COURSE SYMBOLS

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

▲ Accounting CPE class
❖ CLE credit pending
◆ CLE credit authorized

Morning Sessions (continued)

106. ASK UHAB: Increase Participation and Avoid Burnout in Your Co-op!



In this interactive class, UHAB staff members will discuss a matter important to any co-op whether HDFC co-ops or other co-ops: how to encourage every member of the co-op to participate. Topics that will be addressed include strategies to get shareholders involved in the co-op, how to establish effective committees to handle co-op management and duties, annual elections and training new board members, and tips to prep for and hold effective meetings that emphasize communication, transparency, community building and decision-making.

107. WHAT'S INVOLVED IN BEING PRESIDENT?



The board president is the visible leader who must work closely with the other board members to act in concert and to make a wide range of decisions for the building. As board chair, the president should listen and encourage feedback during meetings while ensuring that the majority opinion, even if it's not their own, is enforced. In an emergency, the president must be able to make quick decisions that require an understanding of the building and its systems. Board president Isabel Taube will detail the many responsibilities of board presidents and will offer recommendations for ensuring the board and building run smoothly. Current and incoming presidents as well as board members who want to know more about how to successfully run a building and its board are encouraged to attend.

108. REFINANCING CO-OP UNDERLYING MORTGAGES



The mortgage market has changed and low interest rates are long gone, though there is hope of rates continuing to come down from their high. Buildings near the end of their existing loan face serious challenges navigating this landscape. Attorney Theresa Racht, accountant Mindy Eisenberg Stark and mortgage broker/property manager David Lipson are here to help. The session will begin with a careful look at mortgage basics, including guidance about prerequisites, costs, preparation, and obligations, and will include suggestions for maximizing your building's borrowing power.

109. SERVICES TO EXPECT FROM YOUR PROPERTY MANAGEMENT COMPANY



Compliance with city and state regulations has made property management extremely complex. Not only must the management company be knowledgeable about maintaining building systems and training and overseeing staff; it must also ensure that all clients meet requirements for inspections, for filings, for payments. Its expertise will help make board meetings efficient and effective. It will need to deal diplomatically with requests and complaints from building residents. And its advice will be also sought on financial issues, governance practices, short- and long-term planning, and a myriad of other matters. Property managers Andrew Hoffman and Neil Davidowitz will help participants understand the diverse services boards can – and should – expect from management.

110. ESSENTIAL HOMEOWNER INSURANCE COVERAGE



Every building resident should carry adequate homeowners' insurance. This coverage protects against loss and against costly repairs and also helps soothe conflict between neighbors when leaks or other accidents occur. Many insurers have special homeowner policies for resident owners of cooperatives and condominiums, with broader coverages and lower premiums than policies for rental tenants. Insurance expert Alex Rode will describe various coverages appropriate to New York cooperatives and condominiums, procedures for individuals filing claims, and will suggest guidelines for the board if it opts to impose homeowner insurance requirements.

111. KEEPING RESIDENTS INFORMED



In today's information-focused world, shareholders and unit owners expect to be kept informed and to have procedures for quickly bringing their questions to the attention of building staff, management and board members and getting answers. It is prudent to employ multiple ways to deliver messages to try to keep everyone well informed and to make them feel part of the community. Communications professional Lloyd Chrein, attorney Julie Schechter and property management company principal Mark Levine will present ways to maintain open and effective lines of communication, including written communications, social media and on-site communication techniques. They will consider possible uses of Artificial Intelligence (including ChatGPT and other available tools) for use in communication and research.

112. TEAM WITH YOUR SUPER TO MAXIMIZE SYSTEM EFFICIENCY



Your building's resident manager or superintendent can positively impact the management of all your building systems and the quality of life experienced by your residents. From understanding and tweaking the heating plant to knowing when a certain sound means the ventilation system needs servicing, the superintendent is a critical member of your building's team. At buildings where the board, property manager, engineer and superintendent work together to develop preventive and predictive plans for maintenance, efficiency is maximized, utility costs are managed, outside repairs are minimized and capital plans are well developed and executed. Learn how this can be implemented in your building to help you control costs and get the most from your existing mechanical equipment.

113. DON'T MISS COMPLIANCE DEADLINES



Whether your building is self-managed and therefore responsible for meeting the deadlines for all inspections, reports and filings or you engage a property management firm with a full compliance department, the potential liability attached to compliance requirements underscores the importance of remaining educated on all applicable city and state deadlines and knowing if your building is on track. Compliance officer Darren Johnson and CNYC board member Nathan Lichtenstein who is also president of the board of his cooperative will review all applicable requirements, highlight how to best address them and how to vigilantly check on your building's status.

Morning Sessions Continue ▼

Morning Sessions (continued)

114. CITY AGENCY: NYC DEPARTMENT OF FINANCE: Abatements, Exemptions, Billings

CNYC board member Jeff Rose, Esq. will host this session where representatives of the NYC Department of Finance will describe exemptions and abatements for which your building – or certain shareholders or unit owners – may qualify. They will present the filings needed to obtain and maintain these benefits and will answer your questions about application and registration procedures.

115. PROACTIVELY ADDRESSING CLIMATE CHANGE



Extreme weather events and multiple repercussions have made it all too clear that climate change is an issue co-ops and condos must address. Buildings need to prepare to cope with stronger winds and storms, with increased threats of flooding and backups, extreme temperatures and poor air quality. Long- and short-term planning should include incremental plans to reinforce and better insulate the building envelope, improve ventilation systems and replace building systems at the end of their useful life with more resilient and efficient systems. Emily Myers of *Habitat Magazine* will moderate this class where experts on flooding issues and energy efficiency will help participants make effective plans to meet the challenges of climate change.

MIDDAY SESSIONS—11:30 AM

Select one of these 15 sessions (#201–215) to attend at 11:30 AM

201. REASONABLE ACCOMMODATIONS:



What Every Board and Management Company Should Know ❖



Reasonable accommodation requests such as requests for emotional support animals, handicap ramps, modifications to building policies, or other exceptions needed because of a disability, are very common. Knowing how to respond appropriately is critical to minimizing legal risk while meeting a building's obligations under the law. In this practical session, Marc H. Schneider, Esq. will explain the requirements of the Fair Housing Act, the New York State Human Rights Law, and the New York City Human Rights Law, including the NYS Division of Human Rights' guidance requiring notices to residents of their rights. Drawing on decades of experience representing cooperative and condominium boards, Mr. Schneider will discuss how boards and managing agents should handle accommodation requests, what information they may and may not request, who is responsible for the costs of an accommodation, when a request may be denied, and best practices for avoiding complaints, investigations, and litigation. He will also explain the roles of the agencies that enforce these laws and provide practical guidance on responding if a discrimination complaint is filed against the building.

202. NAVIGATING LANDMARK ISSUES



New York City's Landmarks Preservation Commission (LPC) is responsible for protecting New York City's architecturally, historically, and culturally significant buildings and sites by granting them landmark or historic district status, and regulating them after designation. Buildings so designated must ensure that any changes made to their building meet LPC requirements. Building Department permits aren't issued until LPC has signed off on the project to be undertaken. CNYC board member and president of

the board of a landmarked building Tania Arias will be joined by architects Dane Barnes, Oswald Bertolini and Eric von derHyde who all work extensively with clients that are landmarked buildings or part of landmarked districts. They will help participants cope with the challenges of navigating landmark issues.

203. NYC's NEW ENERGY CODE IMPACTS CAPITAL PROJECTS



In 2025, the Department of Building updated the NYC Energy Code setting stricter requirements for energy efficiency in the construction, maintenance and rehabilitation of buildings in our city. The changes in the code will impact decisions and costs beyond the materials selected for a job. Boards considering work from roof replacement to window replacement should understand how the new requirements might necessitate additional work such as increasing the height of parapet walls, reconsidering drainage and altering ventilation systems. LEED architect and co-op board member Dan Piselli will be joined by engineers Anya L. Laroche and Jeff Rios to help participants understand how and when the energy code will affect their capital plans as well as projects required to comply with city law.

204. WHAT TO LOOK FOR IN AN ANNUAL FINANCIAL STATEMENT ▲



Every year, cooperatives and condominiums ask independent auditors to prepare an annual financial statement reviewing the state of the organization and its transactions in the prior year. But not every shareholder or unit owner receiving these financial statements knows what to look for or where the most salient information can be found. CPA Michael Esposito will help class participants better understand their financial statements, so that they know what key elements to look for and which warning signs to be aware of.

Midday Sessions Continue ▼

Midday Sessions (continued)

205. ADMISSIONS ISSUES FOR NY COOPERATIVES ❖



Attorney Bruce Cholist who is a member of the board of CNYC and property manager Michael Mintz will detail the responsibilities of the board of directors and the admissions committee in establishing criteria and reviewing applications for the purchase of shares for units in a cooperative. Various housing discrimination laws will be reviewed in detail, including the law passed last year setting time frames for the admissions process. Sublet policy will be touched upon briefly in this session, and it is also the subject of a separate class (#301) CNYCs prototype application form will be distributed and discussed.

206. ASK UHAB: THE IMPORTANCE OF HAVING A WILL FOR THE HDFC SHAREHOLDER: And you can Do It Yourself!



A common and preventable problem occurs whenever a shareholder dies without a will. The financial and emotional drain on the cooperative and the family of the deceased is enormous. It can lead to years of court proceedings. In this class, UHAB Director of Training Kenneth Soto will show participants how to create a binding will without a lawyer. He will provide resources, review online applications and discuss what a will must contain to be legally binding.

207. WHAT SHOULD BE IN THE MINUTES?



The minutes of your board meetings are the official record of actions taken, policies established and projects planned. Minutes are not the occasion for flowery prose; they are not enhanced by excessive detail. Every board member shares responsibility for ensuring that the minutes they approve accurately reflect the intentions of the board and do not contain any unnecessary information. Attorney Eric Sable will help secretaries and aspiring secretaries develop clear, concise minutes for their cooperatives or condominiums.

208. NEW FNMA AND FREDDIE MAC RESERVE STUDY REQUIREMENTS



Some lenders are becoming increasingly stringent in their review procedures and may require substantially funded reserve studies before make loans due to the new guidelines from FNMA and FREDDIE MAC. New York cooperatives and condominiums and their homeowners might find themselves caught in the crosshairs if they do not commission a reserve study that predicts costs of maintaining and replacing building systems. A reserve study can be a useful planning tool, but it is costly and the capital funding expenditure it projects over time can be daunting to unit owners and prospect purchasers. Accountant Rick Montanye will lead a class that will help participants gain a better understanding of reserve studies.

209. INTERACTING WITH STAFF AND PROFESSIONALS



In their eagerness to quickly resolve issues and to be accessible, board members may be tempted to give instructions to staff members or to provide direct answers to residents instead of working through their management team. These interactions can lead to misunderstandings and create difficulties with rule enforcement. Establishing a clear path and chain of command will ensure clarity, lead to the effective operation of your co-op/condo, and prevent conflicts at every level. CNYC Board Member Vivian Falto will lead a discussion exploring how to pinpoint where and why breakdowns occur in the chain of command. Panelists will then explore how to develop a building culture that encourages board members to share their thoughts openly and courteously in the board room and then support any decisions made. Attendees will be encouraged to participate.

210. SCAMS: HOW TO RECOGNIZE, REPORT AND AVOID THEM



A call from the IRS demanding money! NO! The IRS never calls for payment. This is a scam! A letter or e-mail promising tens of thousands once a small payment is made? Another scam! And more scams pop up daily, often with seniors as targets. Darren Wilkes from the Queens District Attorney's Office will join CNYC board member Mary Fischer to help you recognize possible scams, report them to authorities, and avoid falling victim to them.

211. ANNUAL MEETING OR ANNUAL BEATING?



Does your Annual Meeting stay focused on building updates, plans for the future and critical reporting, which are essential to the quality of life of owners and business of the building, or does it degenerate year after year into complaints and airing of grievances? A well-prepared board can organize and control the meeting to ensure that it is productive, highlights the most important issues the board is navigating, allows all questions to be heard, and that the election runs smoothly. Attorney Ronald Gold and CNYC board member Corinne Arnold, who is also president of the board of her own cooperative, will provide guidelines to help you make the most of your Annual Meeting.

212. PREVIEW OF AVAILABLE HEAT PUMPS



Local Law 97 seeks to eliminate fossil fuels and to electrify major building systems by the year 2050. Suggested solutions include replacing thru wall and window air conditioning units with heat pump systems that can provide both heating and cooling. Other systems being explored are VRF heat pump systems that require placement of components on roofs or in courtyards, or electric burners for existing boilers. CNYC board president Derek K. Jones will host a discussion with heat pump companies currently offering products for NYC multiple dwellings. They will demonstrate their products and answer questions about likely additional electricity costs and will suggest preparations that buildings should make if they are interested in replacing their boiler at the end of its useful life with a system like these.

Midday Sessions (continued)

213. EVALUATING AI COMPLIANCE PLATFORMS

 Artificial Intelligence can be an excellent resource, rapidly searching large bodies of information to answer your questions or pull data to utilize in various applications. New companies have embraced this technology, leading to efficiencies and improved data analysis for co-ops, condos and their professionals. However, for AI to find the correct data and pull information that provides complete answers to your questions, careful instructions are needed to guide it. Inaccuracy in these instructions can lead to misinformation, inaccurate analysis and unreliable recommendations. If this is the case with an important compliance platform or decision, serious problems may occur. CNYC board member Nathan Lichtenstein will provide insights to enable you to evaluate AI platforms designed for co-op/condo use.

214. CITY AGENCY: MOCEJ AND THE NYC ACCELERATOR: Decarbonization

Representatives from the Mayor's Office of Climate and Environmental Justice (MOCEJ) and The NYC Accelerator will describe the resources available to help co-op and condos

improve the energy and carbon performance of their buildings, from evaluating compliance requirements and upgrade options, to accessing financing and completing projects. Join them to get familiar with new offerings, including the NYC Accelerator's free Momentum retrofit planning platform, in-person advisory services, and technical resources. Bring your questions about decarbonization, electrification, and resiliency projects and MOCEJ and the NYC Accelerator will provide guidance. *Skylight Magazine's* publisher Eric Lee will host this presentation.

215. INSURANCE: COVERAGES, CHALLENGES & BEST PRACTICES ★



As insurance costs continue to rise and capacity declines, risk management specialist Eric McPhee will lead a discussion with insurance expert Sophie Bird and insurance attorney Neil Valsangkar to guide participants through various coverages that every building should maintain. They will also have advice on what insurance to require of residents.

AFTERNOON SESSIONS—3:00 PM

Select one of these 15 sessions (#301–315) to attend at 3:00 PM

301. SUBLET ISSUES IN NEW YORK COOPERATIVES ❖



Many cooperatives periodically review their sublet, admissions and "guest" policies to ensure a consistently balanced approach to the changing needs of the building and its shareholders and to consider the effect of new laws on the process. Attorney Andrew Freedland will examine subletting both from the point of view of the board of directors and that of shareholders wishing to sublet. He will help participants consider procedures for reviewing sublet candidates and sublet fees and will discuss current law and possible board policies with respect to occupancy by 'guests' and 'roommates'. The class will also explore restrictions and conditions that boards might consider imposing in sublet situations, including short term sublets, which are the subject of a series of NYC rules.

302. YOUR ROOF AND EXTERIOR ENVELOPE



Engineer Peter E. Varsalona will address preservation of the building envelope, with emphasis on terminology and techniques to be aware of for exterior wall repair and waterproofing. He will explain why and how leaks occur and will suggest effective preventive measures for deterring them. Mr. Varsalona will also help participants prepare for the annual parapet inspection now required of most NYC buildings and will discuss the expanded demands of FISP on larger buildings.

303. ONGOING DISCUSSION WITH ENERGY-FOCUSED BOARD MEMBERS ★



Local Law 97 is a major concern for most co-op boards. While most buildings met emissions requirements for their 2025 filings, the focus is now on the tougher 2030 standards, which are faced in the context of the State having relaxed its standards for a clean electric grid. Each co-op is different, but there are strategies and technologies that can work for all. This group of self-proclaimed energy geek board members from several different co-ops will discuss developing technologies, resource efficient planning and incremental steps to reduce emissions and save our buildings money in the process.

304. THE BUDGET ▲



Every well-run cooperative or condominium develops an annual budget to govern spending and to determine the amount of carrying charges that must be collected from each shareholder or unit owner. The building manager, the accountant and the treasurer should all participate in the development of your budget. Accountant Sarah Haar will offer insights to help you establish and monitor a prudent budget and will provide tips to smooth out the impact of large seasonal expenses such as fuel and periodic ones (taxes, insurance, etc).

Afternoon Sessions Continue ▼

Afternoon Sessions (continued)

305. ENFORCING THE RULES ♦



Boards' power to impose rules on their community residents is the quintessential feature of cooperative and condominium living. Unfortunately, the exercise of that power often results in acrimony and costly litigation. Attorney Bruce Cholst, who is a member of the board of CNYC, will discuss strategies for enforcing the rules while minimizing tension and the prospect of litigation. If litigation is unavoidable, he will also explore boards' powers and legal remedies in compelling compliance with their regulations.

306. ASK UHAB: CO-OPS GO SOLAR AND COMMUNITY SOLAR



Rooftop and community solar are some of the most powerful tools for reducing utility bills during times of rising energy costs. Join Danilo Jimenez of UHAB to learn more about how HDFC co-ops are using the power of the sun every day to save money, sustain their co-ops, and reduce emissions. He will go over how solar works in NYC, the incentives available to HDFCs, and different ownership models available.

307. UPDATING YOUR POLICIES



Changes in City and State laws and the results of recent court cases often require that cooperatives and condominium boards consider updates or amendments to existing policies. Ensuring policies proactively address new laws, are enforceable, and reflect the needs of your co-op/condo community will improve the operation of your co-op/condo, reduce conflicts, and prevent incurring unnecessary expenses. Be prepared before a shareholder asks to electrify their apartment during a renovation, or a resident asks for an exemption from the smoking policy for medical marijuana. Good updated policies can prevent problems like these and many more. Attorney Ingrid Manevitz will lead a discussion of documents that need to be modified and will offer strategies for presenting changes to the shareholders/unit owners in an effort to secure their support if votes are required.

308. NYC PROPERTY TAX UPDATE AND PREVIEW ★



CNYC and the Action Committee for Reasonable Real Estate Taxes have been working for decades for a fair, equitable and easily understood system of property taxes in New York City. The abatement program for qualifying home owners in cooperatives and condominiums, introduced in 1996 as a short-term measure, is now in place through June 30, 2027, (though Prevailing Wage requirements have caused some buildings to opt out of the abatement program). The Mamdani administration has plans to reform the NYC property tax system. CNYC board member and Chair of the Action Committee Jeff Rose will discuss likely paths of tax reform and their possible impact on cooperatives and condominiums with former NYC Finance Commissioner Martha Stark and tax attorney Peter Blond.

309. MANAGEMENT TRANSITIONS



Like any other relationship, the one your building has with its management firm can become strained leading you to seek a change. But transitions to new management aren't always smooth. Accountant Mindy Eisenberg Stark will lead a full and frank discussion of how to shop for and select the firm and agent that are right for your cooperative or condominium; what contract provisions will help define the expectations of both parties; and how to optimize the possibility that records and documents all reach the new management firm promptly and in good order.

310. RUNNING FOR THE BOARD



Serving on your board or on a building committee enables you to be an active part of your community and protect your investment. But how to get started? What are the rights and responsibilities of board members as opposed to committee members? What time commitments are entailed? What issues are important to you and your neighbors and how can you best help address them? If you're interested in actively participating in your co-op/condo, what is the best way to get started, and who in your building can you approach to learn more? Attorney Emanuela Lupu will focus on what is typically involved in board and committee service and will offer important "dos" and "don'ts" for candidates.

311. ENCOURAGING COMMUNITY PARTICIPATION



Every co-op and condo homeowner has a vested interest in their co-op or condo. Yet, in many cases homeowners remain an untapped resource. And sometimes a lack of outreach or communication causes conflicts to arise. Both overburdened board members and frustrated homeowners can benefit by leaning into their shared interests and seeking out avenues for homeowners to participate productively. CNYC Board Member Vivian Falto and expert panelists will explore options for organization that can improve the community and functioning of your building, whether it is through de facto or formal committees or new means of communication.

312. UNDERSTANDING YOUR HEATING SYSTEM



A clear understanding of how your heating system operates will help you optimize the use of your energy dollars. Fredric Goldner and Asit Patel will take an in-depth look at the heating plant of buildings of between 20 and 1,000 apartments and examine their various servicing needs. Attention will be paid to boilers, burners, controls and to inspection requirements. Practical facts and figures about the cost of maintaining and upgrading existing systems will be provided, along with advice about bearing in mind Local Law 97 compliance considerations when planning for the replacement of aging equipment.

Afternoon Sessions (continued)

313. LIABILITY FROM DEPENDENCE ON AI



Artificial intelligence offers expediency when board members do research on governance, answer complaints, decide on scopes of work for projects and handle requests and questions from shareholders and unit owners; however, this approach may result in unanticipated liability. Explore how to use AI effectively, and how to recognize when using AI in place of professionals may cause issues with the business judgement rule and impact the board's liability under corporate law. Join CNYC Board member Nathan Lichtenstein and attorney William McCracken for a deep dive into how to avoid the problems that can result from dependence on AI, while still enabling its use to enhance your effectiveness as a board.

314. CITY AGENCY: NYC DEPARTMENT OF BUILDINGS: Resources, Deadlines, Programs

Meet representatives of the Department of Buildings, who will describe the resources that DOB makes available, including its extensive website where local laws are described and compliance issues explained. Engineer Kathy Needham Inocco will host this session. Bring your questions about the anticipated new FISP regulations, garages, benchmarking, energy audits, and sidewalk sheds or the many other inspections and reports that DOB oversees.

315. COPING WITH EXCESSIVE HOARDING



People who hoard collect many things, filling their homes beyond capacity, crowding areas so they can no longer be used for their intended purpose (beds, kitchen tables). This puts themselves, neighbors and possibly the physical structures at risk. In 2022, the medical profession's DSM-5 officially listed this condition as "Hoarding Disorder". There is growing awareness that the "Hoarding Disorder" is complicated, best addressed with collaboration among residents, boards, property managers, attorneys, medical professionals and social service organizations. Kristin P. Bergfeld is a nationally recognized expert working for decades with hoarders referred to her company by building managers, attorneys and hospitals. She will explain what "Hoarding Disorder" is, what it is not, and outline roles government can play to address coping with hoarding. Ms. Bergfeld is an author of The Clutter-Hoarding Scale™, which she will distribute and explain how to use to objectively evaluate the risk developed by a resident's hoarding. She will outline strategies to reduce the risks of excessive hoarding, and will be joined by attorney Marc Schneider who will discuss what your board should legally do when presented with a "hoarder", how to avoid liability and what can legally be done when addressing hoarding and related issues.

PLENARY SESSION—1:30 PM

Join us at 1:30 for the plenary session to hear from honored guests
Brian Kavanaugh and Martha Stark.



Senator Kavanaugh is leaving the State Legislature after twenty years of serving his New York City constituency, most recently as chair of the Senate Committee on Housing and Construction. Before he was elected to the legislature, Senator Kavanaugh served on the staff of City Council Member Gale Brewer, in the administrations of Mayors Ed Koch and David Dinkins, as an attorney at the New York City law firms of Kaye Scholer and Schulte Roth & Zabel, and as a researcher and voting rights advocate at Dēmos.



Martha Stark is a tax policy expert who served as Commissioner of Finance during the Bloomberg Administration. Currently a professor at the Robert F. Wagner Graduate School of Public Service at NYU, she also is the policy director of Tax Equity Now New York, LLC, the group that has sued New York State and City claiming that current property tax structure is unconstitutional, and serves as advisor to numerous organizations.



Not a member of CNYC?

CNYC members benefit from CNYC's educational programming and access to established co-op/condo communities all year round. Support CNYC's advocacy work, receive discounted pricing at the Annual Housing Conference and benefit from comprehensive and independent education and information. Join today.

About CNYC

The Council of New York Cooperatives & Condominiums (CNYC Inc.) is a not-for-profit membership organization for housing cooperatives and condominiums. Founded in 1975, it serves a growing constituency through its communications, its advocacy role, its meetings, workshops, and seminars, its studies of aspects of cooperative living, and its affiliation with local, national and international organizations.

CNYC conducts frequent meetings to help make New York cooperators and condominium unit owners aware of legal and tax issues affecting their homes; of maintenance and energy conservation opportunities; of sound management practices and reasonable policies. Each year, CNYC compiles a *Comparative Study of Building Operating Costs* analyzing the various components of building expenditures; an online program helps with quick comparison of your data with others'. Each year, CNYC's HOUSING CONFERENCE brings together hundreds of co-op and condo home owners for a day of learning. CNYC's Website at www.CNYC.coop provides direct access to information and advice.

- CNYC formed the ACTION COMMITTEE FOR REASONABLE REAL ESTATE TAXES in 1990 to work for a fair and predictable property tax structure for New York City; it helped slow tax increases in the early '90s and helped obtain tax abatements for homeowners in cooperatives and condominiums from fiscal 1997 through June 30, 2027. The Action Committee continues to work for a long-term plan for tax fairness.
- CNYC helped secure federal legislation modifying the 80/20 Rule of IRC Section 216.
- CNYC helped secure passage in 2021 of state legislation that enables seniors in New York State housing cooperatives to seek reverse mortgages.
- CNYC is working to ensure that FEMA will provide grants to restore co-op and condo building systems damaged by disasters.
- CNYC testifies on impending legislation and its impact on cooperatives and condominiums.
- CNYC is working to enable veterans to use their loan guarantees when purchasing homes in cooperatives.
- CNYC prompted state legislation which:
 - clarifies the right of housing cooperatives to enact and collect 'flip taxes'
 - protects cooperatives and condominiums from taxation of amenities
 - enables coops and condos to collect rent from tenants of defaulting owners
 - allows condominiums to borrow money
 - acknowledges the home owner status of shareholders and unit owners
- CNYC has achieved exemptions for co-ops and condos from mandates relating to the interior of apartments.
- CNYC maintains files on goods and services and encourages its members to contribute to these files.

CNYC maintains an office in Manhattan at 850 7th Avenue, Suite 1103, New York, NY 10019-5230. Contact CNYC by: phone (212) 496-7400, e-mail info@CNYC.coop, and visit our website at www.CNYC.coop



46th Annual Housing Conference

Sunday, November 8, 2026

ATTENDING THE CONFERENCE

CNYC's 46th Annual Housing Conference will be conducted entirely via Zoom. This premier educational experience for home owners in New York housing cooperatives and condominiums and the professionals who serve them includes sessions on virtually every aspect of operating and living in these buildings. Each Conference registrant attends the 1:30 Plenary Session and may select up to three classes to attend in the course of the day: one of 15 classes that begin at 9 AM, one of 15 classes that begin at 11:30 AM and one of 15 classes that begin at 3 PM

Early registration is encouraged and is reflected in the fee structure for this Conference.

Registration closes at midnight on Thursday, November 5th and on Friday, November 6th links and will be sent to registrants for each session they have selected along with materials for classes and the Conference Program with brief biographies of all Conference speakers and CNYC's 2026 Resource Directory of products and services. The Resource Directory will subsequently be posted on the CNYC website for easy reference throughout the year.

REGISTRATION

ADVANCE REGISTRATION IS REQUIRED FOR ANYONE WISHING TO ATTEND THIS CONFERENCE

Registration can be completed by mail, using the form on page 10 or on the CNYC website at www.CNYC.coop. Online registration will generate an immediate receipt which shows the sessions selected. Credit card payment is accepted only online.

CNYC MEMBER RATES

Every cooperative and condominium that is a 2026 member of CNYC is entitled to one free registration at this Conference. Additional participants from CNYC member cooperatives and condominiums enjoy modest member rates, with even more advantageous rates when your cooperative or condominium registers a team together.

CNYC extends its member rates to members of sister organizations including the National Association of Housing Cooperatives (NAHC), the Coordinating Council of Cooperatives (CCC), the Association of Riverdale Cooperatives (ARC) and the Urban Homesteading Assistance Board (UHAB), whose members will need to contact the CNYC office

for the code that enables them to register online at member rates.

NON-AFFILIATES RATES

Non-affiliates are welcome, too, but their fees are higher.

All registrations must be received by CNYC by midnight on Thursday, November 5, 2026.

COURSE SELECTION IS PART OF REGISTRATION

No registration is complete until specific course choices have been made and their 3-digit number entered on the registration form.

Each participant can attend the 1:30 Plenary Session and can select one of fifteen morning classes (#101-115) that begin at 9 AM, one of fifteen midday classes (#201-215) that begin at 11:30 AM and one of fifteen afternoon classes that begin at 3 PM. Anyone registering for a full day will receive links for the four events they selected.

NO REGISTRATION WILL BE ACCEPTED AFTER MIDNIGHT ON THURSDAY, NOVEMBER 5TH



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**Advance registration is required for attendance at all classes.
Registration closes at midnight on Thursday, November 5, 2026.**

Team registration is encouraged. Each registrant may attend up to three classes, one at 9:00am, one at 11:30 am and one at 3:00 pm. Every registrant is also invited to the Plenary Session at 1:30 pm in the middle of the day.

Each CNYC member cooperative and condominium can register one person for this Conference at no cost.

ALL REGISTRATIONS MUST BE RECEIVED AT CNYC BY MIDNIGHT ON THURSDAY, NOVEMBER 5, 2026

Online registration will generate an acknowledgment of classes selected. On November 6th login information will be sent to you for each class and for the Plenary Session along with the Conference Program and any advance handouts for your class.

FULL REFUND ONLY ON CANCELLATIONS RECEIVED IN WRITING BEFORE NOVEMBER 5, 2026.

**TO REGISTER ONLINE GO TO www.CNYC.coop
CNYC ACCEPTS CREDIT CARD PAYMENT ONLINE ONLY.**

Address _____ CNYC # _____

PARTICIPANTS FROM YOUR CO-OP OR CONDO

Please print clearly. Attach separate sheet for additional names.

Names

Email _____

EACH CNYC MEMBER BUILDING

Email _____

IS ALLOWED ONE FREE PARTICIPANT.

Email _____

ALL MUST PRE-REGISTER

Email _____

SELECT YOUR CLASSES

Daytime Phone Morning Midday Afternoon

BE SURE TO LIST THE

NUMBERS

OF EACH OF YOUR

CLASSES HERE

CONFERENCE FEES

BEFORE 10/15/26

CNYC MEMBERS & SUBSCRIBERS

Plenary Session Only \$25/3 people for \$60/ add'l \$20

One class + Plenary Session \$50/3 people for \$90/ add'l \$30

Two classes + Plenary Session \$65/3 people for \$150/add'l \$50

Three classes + Plenary Session \$75/3 people for \$180/add'l \$60

NON-AFFILIATES

Plenary Session Only \$50/3 people for \$135/ add'l \$45

One class + Plenary Session \$85/3 people for \$210/ add'l \$70

Two classes + Plenary Session \$120/3 people for \$300/add'l \$100

Three classes + Plenary Session \$150/3 people for \$390/add'l \$130

BY MIDNIGHT ON 11/5/26

\$40/3 people for \$90/ add'l \$30 \$ _____

\$75/3 people for \$180/ add'l \$60 \$ _____

\$85/3 people for \$225/ add'l \$75 \$ _____

\$95/3 people for \$255/ add'l \$85 \$ _____

\$100/ 3 people for \$270/ add'l \$90 \$ _____

\$125/ 3 people for \$345/ add'l \$115 \$ _____

\$150/3 people for \$390/ add'l \$130 \$ _____

\$180/3 people for \$420/ add'l \$140 \$ _____

TOTAL ENCLOSED \$ _____

NO REGISTRATION WILL BE ACCEPTED AFTER MIDNIGHT ON THURSDAY, NOVEMBER 5th

Conference registrants must select the specific classes that they wish to attend in order to complete their registration. Credit card payment is accepted only online. Registration is not complete until classes are selected.

Online registration will generate an immediate receipt which shows the events selected. Links to plenary session and to specific classes selected will be sent to all registrants on Friday, November 6th.

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MORNING CLASSES

Select one of these 15 classes (#101–#115) to attend at 9:00 AM

- 101. SIGNIFICANT LEGAL DECISIONS FOR CO-OPS & CONDOS IN 2026 ★
- 102. MANAGING CAPITAL PROJECTS: Coordinating the Many Moving Parts
- 103. CONTRACTING FOR ENERGY EFFICIENCY WORK
- 104. RESPONSIBILITIES OF BUILDING TREASURERS
- 105. ALL ABOUT THE HOUSE RULES
- 106. ASK UHAB: INCREASE PARTICIPATION AND AVOID BURNOUT IN YOUR CO-OP
- 107. WHAT'S INVOLVED IN BEING PRESIDENT?
- 108. REFINANCING CO-OP UNDERLYING MORTGAGES
- 109. SERVICES TO EXPECT FROM YOUR PROPERTY MANAGEMENT FIRM
- 110. ESSENTIAL HOMEOWNER INSURANCE COVERAGES
- 111. KEEPING RESIDENTS INFORMED
- 112. TEAM WITH YOUR SUPER TO MAXIMIZE SYSTEM EFFICIENCY
- 113. DON'T MISS COMPLIANCE DEADLINES
- 114. NYC DEPARTMENT OF FINANCE: Abatements, Exemptions, Billings
- 115. PROACTIVELY ADDRESSING CLIMATE CHANGE

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

MIDDAY CLASSES

Select one of these 15 classes (#201–#215) to attend at 11:30 AM

- 201. REASONABLE ACCOMMODATIONS: What Every Board and Management Company Should Know
- 202. NAVIGATING LANDMARK ISSUES
- 203. NYC'S NEW ENERGY CODE IMPACTS CAPITAL PROJECTS
- 204. WHAT TO LOOK FOR IN AN ANNUAL FINANCIAL STATEMENT
- 205. ADMISSIONS ISSUES FOR NY COOPERATIVES
- 206. ASK UHAB: THE IMPORTANCE OF HAVING A WILL: And You Can Do It Yourself!
- 207. WHAT SHOULD BE IN THE MINUTES?
- 208. NEW FNMA AND FREDDIE MAC RESERVE STUDY REQUIREMENTS
- 209. INTERACTING WITH STAFF AND PROFESSIONALS
- 210. SCAMS: HOW TO RECOGNIZE, REPORT AND AVOID THEM
- 211. ANNUAL MEETING OR ANNUAL BEATING?
- 212. PREVIEW OF AVAILABLE HEAT PUMPS
- 213. EVALUATING AI COMPLIANCE PLATFORMS
- 214. MAYORS OFFICE OF CLIMATE AND ENVIRONMENTAL JUSTICE AND THE NYC ACCELERATOR
- 215. INSURANCE: COVERAGES, CHALLENGES AND BEST PRACTICES ★

PLENARY SESSION

Sunday, November 8, 2026 at 1:30 PM

AFTERNOON CLASSES

Select one of these 15 classes (#301–#315) to attend at 3:00 PM

- 301. SUBLET ISSUES IN NY COOPERATIVES
- 302. YOUR ROOF AND EXTERIOR ENVELOPE
- 303. ONGOING DISCUSSION WITH ENERGY-FOCUSED BOARD MEMBERS ★
- 304. THE BUDGET
- 305. ENFORCING THE RULES
- 306. ASK UHAB: CO-OPS GO SOLAR AND COMMUNITY SOLAR
- 307. UPDATING YOUR POLICIES
- 308. PROPERTY TAX UPDATE AND PREVIEW ★
- 309. MANAGEMENT TRANSITIONS
- 310. RUNNING FOR THE BOARD
- 311. ENCOURAGING COMMUNITY PARTICIPATION
- 312. UNDERSTANDING YOUR HEATING PLANT
- 313. LIABILITY FROM DEPENDENCE ON AI
- 314. NYC DEPARTMENT OF BUILDINGS: Resources, Deadlines, Programs
- 315. COPING WITH EXCESSIVE HOARDING