

COMMENT ON THE PROPOSED AMENDMENTS

As a unit owner and former board member of my Mitchell-Lama cooperative , I support and approve of the newly added (h) subdivision proposed in Section 3-07 of Chapter 3 due to the following;

(1) I was elected to the board and served a three year term from 2015 to 2018 and during that time the board maintained a practice and policy of failing to provide documents and financial information to board members, inclusive of the executive board meeting minutes. Subsequently a civil action was filed in 2017 for access to books and records, and although the board signed a stipulation in 2018, the action is still pending; (2) Since 2015 no board meeting minutes have been available to the shareholders; (3) No postings of motions and resolutions made, or the voting records of the individual board members; (4) On March 8th, 2023, the board held its first open board meeting in which no correspondence was introduced, no financial information or treasurer's report provided, no information regarding certification of from recently held election, etc. The Board President and Property Manager were the only persons allowed to speak, and the board members never discussed any business amongst themselves for shareholders to observe, and when inquiry was made regarding topics of discussion in executive session,

the board president stated shareholders would have to wait for the minutes to find out. This was due to the fact that the shareholders received notice of the virtual meeting without an agenda, two days before meeting date.

I also approve and support the proposed amendment to Subdivision (d) of Section 3-14 with the adding of new paragraphs (9) and (10) due to the fact that over the past 8 or more years I have compiled a very large file from writing to HPD and complaining about the continued violation of Mitchell-Lama Rules and the corporation's By-Laws. And in 2017, when HPD offered training to the nine member board, only three of the nine members attended, and all three are no longer on the board. Two of which subsequently filed the civil action on behalf of the shareholders. To date no sitting board member has ever received any official training from HPD, CNYC, or any other creditable agency or organization. To date very few established business practices, policies, and procedures have been followed resulting in what I believe to be mismanagement. Having said this, I request that HPD approve the proposed amendments and as the supervising agency, exercise due diligence in the compliance and enforcement of all rules and regulations, in addition to establishing and mandating a standard grievance procedure for those cooperatives

**without one, which is the case with my cooperative. I respectfully thank
HPD and all attendees for their time and attention in addressing these
matters.**

**Brian Porter, 3-13-23
Cedar Manor Mutual Housing
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