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Ms. Julie C. Walpert
Assistant Commissioner for Housing Supervision
Department of Housing Preservation and Development
rules@hpd.nyc.gov
<http://rules.cityofnewyork.us>

Dear Ms. Walpert:

As a Mitchell-Lama advocate and long time member of CU4ML I am shocked by events at Cadman Towers and their battle against semi-privatization by conversion from an Article II to Article XI HDFC.

It is shocking that the shareholders are being asked to vote on a Proxy Statement that is missing an important part of the proposal. It is outrageous that the sponsors, with the are moving forward with an incomplete Proxy Statement.

HPD has appears to have misunderstood the intent of the recent amendments to the PHFL. It appears that they have allowed an election at Cadman Towers to send absentee ballots to all shareholders by mail. Shareholders are instructed to return ballots to the locked box or by mail to the election company.

The purpose of adding to the amendment the prohibition on proxies was to ban the abuse of 'harvesting ballots'. Individuals collected proxies from shareholders, filled in their preferred candidate names, and cast the ballots and influenced the final vote tally. Supposedly, the person knocking on doors was doing a favor for a shareholder. In effect, it was a corrupt transaction. The collector was acquiring ballots and the voter

was gaining approval from the person, or group, that would be in charge of the cooperative. This is not the way a democratic election is supposed to take place.

Sending absentee ballots to all shareholders is discouraging in person voting and encouraging voters to hand their ballot to an unauthorized third party. In person voting with a double envelope absentee ballot, sent only to those that request, reduces possible intimidation of voters and corruption of the election. We want to ensure the confidentiality and anonymity of all votes.

If you want an absentee ballot in NYC you have to request it by telephone, or by applying online to the Board of Elections. New Yorkers prefer, and are more comfortable, with rules followed by the Board of Elections. There are no proxies in NYC elections. No one gives their ballot to a third party much less another resident in their building.

Please revise the rule on absentee ballots to be in accordance with the new amendment to the law.

Sincerely,

Adele Niederman

St. Martin's Tower

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