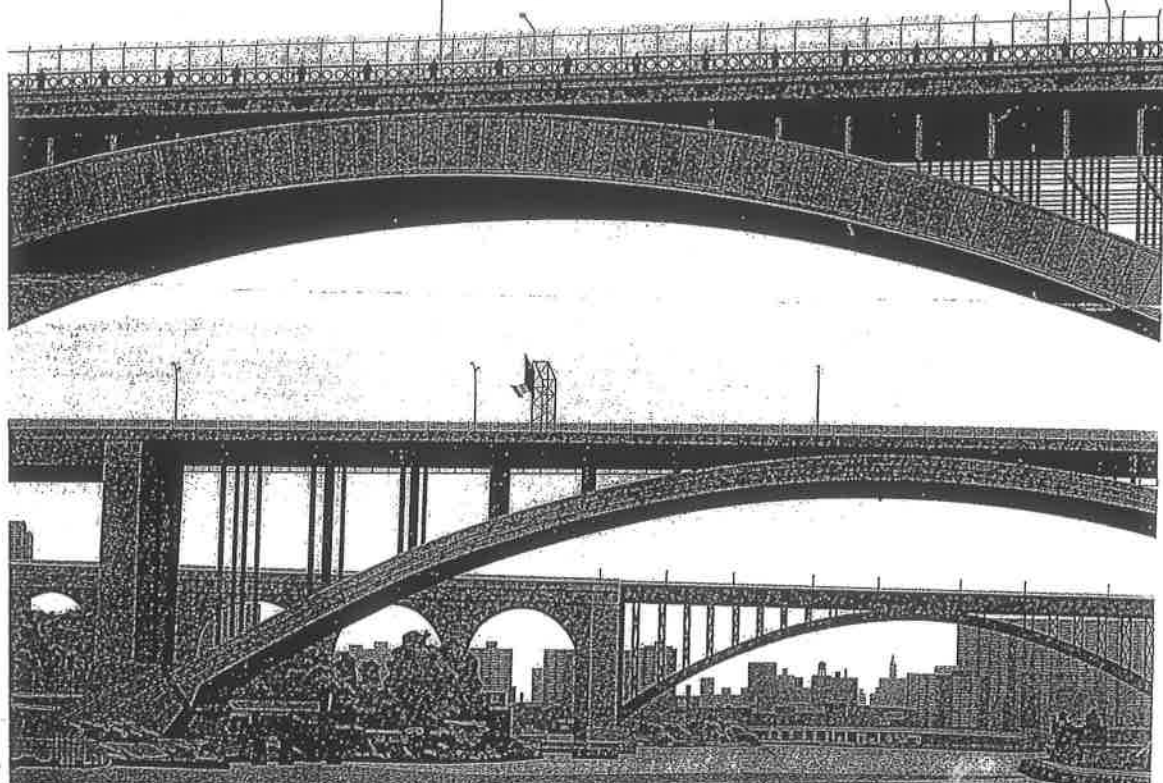




# 27th ANNUAL HOUSING CONFERENCE

Sunday November 11, 2007  
8:00 am - 5:15 pm



**70 Seminars**  
**45 Exhibits**

Directory of Products & Services  
Continuing Education Credit  
Sessions by UHAB Experts  
Classes for New Attorneys

- This conference will help you
- Manage your building at peak efficiency
  - Come with legal, financial, and "people" issues
  - Meet diverse needs of building residents
  - Plan and budget wisely for the present and the future
  - Learn from the experiences of others
  - Discover new products & services

Baruch College — Newman Vertical Campus • 55 Lexington Avenue • NE corner East 24th Street



Council of New York Cooperatives & Condominiums  
INFORMATION, EDUCATION AND SERVICE

## 217. EFFECTIVE ELECTION POLICIES

In some cooperatives and condominiums, board elections are lively events with many candidates vying to take their turn serving their building. In others, it is an annual chore to find anyone willing to run at all. Apathy may be responsible in the latter case...or the conviction rightly or wrongly held that no one could possibly unseat the board in power...or perhaps a truly excellent Board has served the building to everyone's satisfaction for a long period of time. Attorney Marc H. Schneider will discuss election policies, procedures and law to help your Board conduct effective and proper elections. Methods of voting (cumulative vs. straight voting), sponsor rights, proxies, inspectors of election, recruitment of candidates, term limits and other election-related issues will all be discussed.

## Y. SPONSOR VOTING RIGHTS

Attorney Marc Schneider will provide a comprehensive look at "sponsor's control" including the right to vote for members of a co-op Board of Directors or a condominium's Board of Managers. His presentation will include answers to questions ranging from "How many directors or managers is the sponsor entitled to vote for (the entire board or just one less than a majority)?" "Who can the sponsor vote for?" "How are the sponsor's votes to be allocated?" The governing documents of each cooperative or condominium along with Attorney General regulations and case law are to be consulted for the answers to these and many other questions regarding a sponsor's voting rights.