

COMMUNITY NEWS

Co-op council meets under new leadership

The Great Neck Co-op Condo Council met at the Inn of Great Neck on Wednesday, Oct. 24 for the first time under its new leadership.

The organization was pleased to present Beverly Machtinger as its new president and chairperson.

Machtinger made a presentation to outgoing President, Chairperson and founder Stu Hochron. She thanked him, on behalf of the organization and community, for his dedication and hard work, his outstanding service to the community, and for all he had accomplished for our members.

In keeping with the council's stated mission - to keep board members up-to-date on matters that relate to the most efficient, productive and legal way to run their co-ops or condominiums - Marc H. Schneider, Esq. of Schneider Mitola LLP, GNCCC's legal advisor, made a presentation to the



Pictured at the Great Neck Co-op and Condominium Council are, left to right: Stanley Brosterman; Beverly Machtinger, new chairperson and president; Marc H. Schneider, GNCCC legal advisor; Joan Evans; and Stu Hochron.

many members in attendance about "Co-op, Condos & the Courts."

The presentation involved a discussion of current issues about what each co-op or condominium board faces and what the courts have said about

those issues in their decisions.

Marc presented what he felt were the "Top Ten" Issues faced by boards. These included the following:

1. Business judgment rule and the board's fiduciary duty
2. Purchase applications

and obligations.

a. Does the co-op board owe a fiduciary duty to prospective purchasers?

b. Can a Co-op board reject an applicant because the purchase price is too low?

c. Can a Co-op board reject an applicant without an interview of the applicant?

3. Is the house rule a "house rule" or does it require an amendment to the governing documents?

4. What can a board do with a resident who repeatedly violates the house rules?

5. Leaks — who is responsible for them?

6. BEDBUGS — WHO IS RESPONSIBLE?

7. Who is a permitted occupants/subtenants?

8. Safety and security issues — how far does a board need to go?

9. Smoking and other odors — what can your board do about them?

10. Reasonable accommodation and modification requests: what are buildings required to do and what happens if you violate the LAW?

www.gnccc.org

For more information on this vital topic, or for specific concerns your building may have concerning legal issues, you can contact Marc Schneider at (516) 393-5555 or via e-mail at mshneider@schneidermitola.com.

The next meeting of the Co-op & Condo Council will be at The Great Neck Arts Center, 113 Middle Neck Road in Great Neck on Monday, Jan. 28, 2013 at 7:30 p.m.

The topic will be "Emergency Preparedness. We are looking forward to seeing you there."

If you need further information about the GNCCC, please e-mail the council at greatneckandccouncil@gmail.com.