

Eastmore Owners Corp. Annual Meeting
June 12, 2024
Profiles for Board Candidates
(in alphabetical order by last name)

Drew Daly, Apt. 12C - Incumbent

My wife and I are long term residents of the Eastmore. We purchased our apartment in the original conversion.

I retired from a major global bank where I worked in the commercial real estate finance group. For most of my career I was involved with financing major real estate projects. I have an MBA in finance from Columbia University. During my career in real estate lending and investment, I have also managed a portfolio of commercial properties.

As a member of the Board and Treasurer, my goal is to ensure the financial stability of the Eastmore and to represent the best interests of the Shareholders. Five years ago, I was very involved in the refinancing of the Co-op's mortgage and again when we refinanced the underlying mortgage early last year to reduce the interest rate. As a result of the proceeds from the mortgage refinancings, we were able to generate sufficient funds for the recent capital projects at the Eastmore, including sidewalk replacement, local law 11 repairs, the elevator replacement and the work on the gas repairs. In addition, I am involved in the annual budgeting, review of the annual financial statements and our income tax filings.

During the time I have been a member of the Board, I have attended over 90% of the meetings. My background in real estate finance continues to be beneficial to the Board and Shareholders.

Lori Fierstein, Apt.11E - Incumbent

I have lived in the Eastmore for over 30 years with my family and have served as a member of the Board of Directors for more than a decade. I have extensive experience working in both residential and commercial real estate. As Deputy Commissioner for Real Estate Services in the City's Department of Citywide Administrative Services for more than 20 years, I was responsible for negotiating major leases and acquisitions for City agencies, selling City-owned property at auction, managing a real estate portfolio of several thousand properties and leasing City-owned property to private entities. I also managed a staff of over 200 employees. Prior to this position, I was Director of Sales at the City's Department of Housing, Preservation and Development responsible for the sale of surplus residential properties. My expertise includes project management, streamlining processes, strategic planning, negotiating property acquisitions and budget development.

As a member of the Board, I have participated in the development and implementation of several Five-Year Capital Plans. Some of the projects in which I have been integrally involved are elevator modernization, the Façade Inspection Safety Program (FISP), Garage Roof and Bulkhead Repair and sidewalk replacement. I also was a member of the team working on the gas restoration project. In addition to monthly Board meetings, I attended weekly construction meetings for these projects. Most recently, I was a member of the team working on the Roof Refresh Project.

Working together with a team of consultants, contractors, our Resident Manager, Managing Agent and other Board members, we have completed various major capital projects as noted above. These projects have significantly improved the infrastructure of the Eastmore and ensured compliance with various local laws. This past year, we worked on the replacement of the roof fans to comply with Local Law 97 which is designed to improve energy efficiency and reduce greenhouse gas emissions.

I also worked on the most recent mortgage refinancing that lowered our interest rate and increased our reserve fund which is necessary to finance capital projects. Lastly, I coordinated with the City's Department of Consumer Affairs to remove the newsstand at the corner of Second Avenue and East 76th Street.

I also am on the Board of Directors of the Rachel Cooper Foundation for Pediatric Cardiology, a not-for-profit organization that brings children from Third World countries to the metropolitan area for life-saving open heart surgery. To date, our financial support has helped to save the lives of over 1200 children.

It would be an honor to continue to serve as a member of the Board. I have thoroughly enjoyed working alongside my colleagues to ensure that the Eastmore continues to be a building that is fiscally sound and one that we all are proud to call home. If you have any questions, please feel free to contact me at lfierstein@aol.com.

Nancy Friedman, Apt. 7E - Incumbent

My husband Arthur and I have chosen to live at the Eastmore . We love living here and are proud to call the Eastmore our home for many years. It is extremely important to me to be as involved as possible to help to maintain the well being, both physically and financially, of the Eastmore. A financially secure and healthy, well run building keeps staff and residents happy and helps to keep the value of our apartments strong.

I was a Corporate Marketing Director at two large trade publishing companies before I left to start my own marketing company where I was the Owner/CEO for thirty three years. CBP specialized as a business to business marketing company for the publishing industry, representing 160+ trade brands, both print and digital. I was involved daily with almost every aspect of negotiating, establishing and maintaining budgets for CBP, and many of our clients. I was also involved with employee hiring and training, Human Resources, payroll, leases, contracts, planning, marketing, ongoing sales and client relationships, as well as overall operations. I also wrote several articles that were published in industry magazines. For three years after CBP, I was asked to consult for many of these same clients with their planning, marketing, budgeting and sales. I was able to bring three of my former Managers to work with me.

I was elected to be on the four person negotiating team representing the Eastmore residents to help create our proprietary lease prior to the Eastmore conversion to coop. Years later, I was asked to join the Board to fill a vacant seat.

I have been fortunate to work together closely with other Board members to achieve short and long term goals, make new plans and forecasts and help keep the Eastmore prosperous and growing. Being part of a team helping to achieve compliance with existing local laws while planning compliance for future local laws and environmental concerns- i.e. meeting new energy efficiency and greenhouse gas emissions- continue to be extremely important to me.

For the past few years I have been part of the Board committees integrally involved in our elevator modernization, refinancing our mortgage (which then allowed us to pay for the gas modernization with Con Edison which although unexpected, allowed us to pay for it without having to have an assessment to shareholders). I was also part of the Committees for the FISP (Facade Inspection Safety Program), Garage, Roof, and Bulkhead Repair, the sidewalk replacement, and the actual gas restoration project. Many of these Committees met once or twice a week, or more, for the duration of each project. I am proud to say that we were able to complete most of the projects in our projected five year capital improvement plans as well as some not planned, i.e. the gas restoration.

More recently, I was part of the initial four person Committee for the roof refresh helping with the planning, design, and overall updating of our roof. I continue to be part of this year's Committee who listened to shareholder requests and ordered additional tables, chairs, and side tables! This past year, I have also been part of the Committee trying to work with Iggy's to lessen the noise factor, especially very late at night, which many of our shareholders have complained about. This has recently included correspondence and meetings with the Council member from our District 8, Julie Menin and some of her staff.

It would be an honor to be part of the Eastmore Board and serve the shareholders again this year. I hope that I will continue to have the opportunity to bring my experiences, and background to work again to continue to help make The Eastmore a place where we all are happy living.

As many of you already know, I can always be reached by calling me, or through my email: nancycbpny@aol.com.

Jean-Baptiste (JB) Kresser, Apt. 16B - Incumbent

Hello everyone, my name is JB Kresser, I have lived at the Eastmore for 11 years and joined the Board in 2023.

I would like to continue to serve on the Board and be re-elected with your support.

I strongly believe that I have the right skills, bring a fresh set of eyes and will help enhance the Eastmore community. There is always room for improvement, and please do not hesitate to reach out and make your voice heard. Every resident's opinion counts, and the Board is here to help and assist you!

Striving to make the Eastmore compliant to local laws, fiscally sound and safe, I worked with fellow board members on the following topics: operating budget, capital improvement projects, resident individual matters, local laws 97, 126 & 162, updated house rules, reserve fund review, roof garden, updates to residents and sublet/sale package applications review/approval.

I have twenty-four years of business experience while living and working in Asia (2 years), Europe (2 years), and the United States (22 years) with an extensive knowledge of diverse industries including insurance, manufacturing, consumer products and telecommunications.

I am currently a Director of Corporate Governance for a \$9.5 billion publicly traded company called Willis Tower Watson, a world-renowned insurance broker and I lead the EMEA (Europe Middle East, Africa) region. I interact with various country leaders and corporate functions. This enriches my experience by giving me tremendous exposure to various cultures, insights on corporate matters and business knowledge.

Prior to this, I was the head of internal audit for North America (with \$4 billion in revenue). I managed multiple teams across the world and have worked with Senior Management, legal, compliance, human resources and finance teams. Thanks to this experience, I learned to quickly identify problems or weaknesses and present solutions, management action plans to remediate the issues identified. To date, I have always gotten the job done.

In my spare time, I run a non-profit organization (Germanistic Society of America, Inc) as a board member and co-chair. I manage and direct our volunteers, take care of our finances, and organize our annual fund raiser event. The purpose of this charity is to raise funds for a scholarship fund. We have supported close to 700 students. The scholarship recipients are chosen in cooperation with the Institute of International Education in New York, the German American Fulbright Commission and Columbia University.

I hold a New York real estate license as I wanted to expand my business knowledge in real estate.

I would be honored to represent your interests as a member of the Eastmore Board should you choose to re-elect me.

Please feel free to reach out if you would like to know more about me or have any questions. My email is jbkresser@gmail.com and my phone number is (917) 698-1742.

Brian Pardus, Apt 9R – Incumbent

Hi, it's Brian. What a privilege it has been to serve on the Eastmore Board of Directors for my second year and I'm looking to be re-elected with your help.

I have worked for more than 25 years in executive administration for Fortune 500 CEOs. For the past 17 years for an ultra-high-net-worth family, I serve as the Residence Manager who is directly responsible overseeing multiple 45-million-dollar properties, capital improvement projects, renovations, maintenance, staff, and décor.

Throughout my career, I have accumulated knowledge in:

- HVAC Systems
- Permits and Contracts
- Establishing Protocols
- Sourcing New Vendors
- Assembling Teams
- Communication

I have been living in the Eastmore for over 8 years and I am extremely invested here. My time on the Board continues to be a tremendous experience collaborating as a team with my fellow Board members, Resident Manager, and our Managing Agent Allied. I have been active in discussing policies and mandates, keeping our building fiscally sound and a wonderful place to call home.

I'm looking forward to further conversations with shareholders and the residents of the Eastmore community. Together, we can accomplish exciting enhancements to our building by including them in the development and implementation of our Five-Year Capital Plan. This will ensure the Eastmore maintains its position as one of the most sought-after addresses on the UES.

My knowledge and experience have been valuable on the Board. It has proved vital in the project to refresh the roof deck which serves as the primary amenity at the Eastmore. This has led to the responsibility for the maintenance of the roof deck this year, including the purchase of additional Adirondack chair groupings and side tables after the Board received requests for additional furniture on the roof deck.

Roof Deck Refresh Project:

- I introduced a proposal to refresh the roof deck.
- Brought together a team.
- Served as team leader.
- Assisted to create a budget.
- Skillfully negotiated the design proposal to meet budget.
- We completed the project ahead of schedule.
- We oversaw the completion of the project with the team.

I'm ready to maintain this momentum and serve on similar projects that add value. Together, as a team let us keep moving forward! **I need your help and your vote to be re-elected to the Board of Directors.**

I'm always available to hear from you. My direct email: brianpardus@me.com

Lynda F. Wertheim, Apt. 8CD – Incumbent

It's an honor to have lived in the Eastmore for over 35 years and to run for the Board. I purchased my apartment in the original conversion and was asked to join the Board after a member resigned. This past year I was again able to conduct an orientation of a new board member and provide a historical and current perspective of working as a member of the Eastmore Board. I also solicited new perspectives on issues we are facing.

During the past Board year I worked with City Council member Julie Menin's office on a variety of matters, including the food cart on the corner and the noise from Iggy's. I also spearheaded the revisions to the House Rules, including substantive safety provisions and updated language. The majority of the original rules were drafted when the Eastmore became a Co-op in 1991. The "roof refresh" team (Brian Pardus, Lori Fierstein and Nancy Friedman and I) continued to meet and follow through on suggestions from residents for additional furniture on the roof. The roof project complements my previous experience working on compliance with local laws as well as capital projects such as the original roof replacement, a boiler fuel conversion, a complete sidewalk reconstruction, the installation of new elevators and several facade compliance projects, most recently, the one completed in 2023. The restoration of gas to all apartments which required collaboration with board members, our resident manager, plumbers and Allied staff following the unexpected gas leak, will forever be a large footnote in the Eastmore's memoir.

I continue to work with the Board Treasurer to insure that our funds are in financially stable banks and invested in conservative financial vehicles. As some may recall, the successful refinancing of the building's mortgage allowed us to pay for the gas leak plumbing expenses without having to impose an assessment on shareholders. I serve as the liaison to the Eastmore's outside accountant and legal counsel. I continue to be a spokesperson for the coop on a variety of matters related to the Eastmore community and Community Board 8.

Professionally, I ran a multi-million dollar department at the global law firm, White & Case, for over 25 years. My responsibilities included recruiting, interviewing and training candidates for legal assistant positions as well as budgeting for and directing a staff of over 200 people in the Americas, Europe and Asia. I co-founded the Legal Assistant Management Association, (LAMA), a professional association for legal assistant managers and served on the Board in several positions, including President. I co-authored training manuals for the organization and served on the American Bar Association ("ABA") Commission for Approval of Paralegal Programs. I was the spokesperson for LAMA and represented the organization at ABA meetings, conferences of the Association of Legal Administrators and the American Association for Paralegal Education and at annual meetings of General Counsel. In addition, I was President of Women At Risk, an organization whose mission was to provide funding for scientists who focus their research on women who are at high risk for breast cancer.

I have tutored first grade public school students in reading, volunteered at the Yorkville Food Pantry and take classes at Hunter College.

As new residents arrive at the Eastmore, I and the other Board members remain sensitive to balancing opportunities for change with realistic expectations amid budgetary considerations. I continue to be invested in resolving matters relating to the building staff and I am committed to making sure their needs are properly addressed.

I would like to continue to serve on the Board. There are exciting opportunities ahead for the Eastmore and I look forward to using my energy and creativity in addressing those challenges. I welcome the opportunity to continue to represent the interests and changing needs of all residents at the Eastmore. I invite you to contact me with your specific interests at lyndawertheim@yahoo.com or stop me in the lobby or elevator!

Blanche Zelmanovich, Apt. 4N

Hello fellow Eastmore shareholders,

I'm Blanche Zelmanovich, and for nearly 15 years, I've proudly called Unit 4N at The Eastmore my home.

Before I delve into my candidacy, I want to address a pressing concern many of us share: the lack of openness about important matters affecting our community. The implementation of an approval process for BuildingLink posts about a year ago has sparked concerns about censorship and restricted access to vital information. As residents, it's essential that we remain informed about community affairs to hold our management and Board accountable. That's why I want to introduce you to a platform that I believe can empower our community: www.theeastmore.com. While I had no role in the creation of this website, given the current level of moderation and review of our posts on Building Link by the existing Board, it is a valuable alternative for open communication.

I understand many of you hesitate to contact the Board about concerns, issues, or recommendations due to fears of non-responsiveness or even retaliation. Unfortunately, this fear is not unfounded, as some, including myself, have experienced. As a candidate for the co-op Board, I stand firmly behind the fundamental principles of accountability, transparency, and open communication. The Board's role is pivotal in bridging the gap between residents, management, and the broader community. We must be easily reachable, approachable, and dedicated to improving the Eastmore experience for everyone.

Speaking of my own experiences with the Board, you may be aware of my ongoing litigation, and yes, that's true. My lawsuit addresses the board's discrimination against me and their violation of my rights under state and local law. One of my motivations for running for the Board is to prevent others from enduring similar treatment. Rest assured, I will abstain from discussions related to my specific case. The current Board fails to uphold the principles of accountability and transparency, prioritizing its agenda over our community's welfare. It's time for a change.

With over 20 years of experience as a corporate restructuring advisor, I bring a wealth of expertise in navigating challenging situations, improving processes, fostering communication, and enhancing financial and operational stability. My background spans various industries, including real estate, and I am committed to utilizing my skills to serve our community's best interests. I've worked with companies ranging from \$1 million to over \$3 billion in annual revenue and collaborated with lenders managing over \$150 billion.

I humbly request your support in bringing positive change to the Eastmore co-op board. Together, we can foster a more inclusive, transparent, and vibrant community that we can all take pride in.

Should you have any questions or simply wish to connect, please feel free to reach out to me at Blancheasa@hotmail.com or (212) 671-0866.

Thank you for your time and consideration.