

Eastmore Owners Corp. Annual Meeting

June 25, 2025

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 multinational bank, where I worked in the commercial real estate finance group. For most of my career I was involved in financing major real estate projects. I have an MBA in Finance from Columbia University. During my career of 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 represent the best interests of the shareholders. Six years ago I was involved in a refinancing which generated funds to refinance the mortgage and generate funds for needed capital projects. Again in 2023, when we refinanced the mortgage to generate funds for capital projects and to reduce the interest rate. As a result of the proceeds of the refinancings, we were able to generate sufficient funds for the recent capital projects at the Eastmore, including: Local Law 11 repairs, the elevator replacement, and the recent work on gas repairs. In addition, I am involved with the annual budgeting, review of annual financial statements and our income tax filings.

During my time on the Board, I have attended over 90% of the meetings. My background in real estate finance continues to be beneficial to the Eastmore.

Lori Fierstein, Apt.11E - Incumbent

Lori Fierstein – 11E/F

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. Last year, I was a member of the team working on the Roof Refresh Project. We worked collaboratively to develop and implement a plan for an overall roof refresh that we all are enjoying.

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. In 2021, I worked with other Board members on the refinancing of our mortgage. We received favorable terms that lowered our interest rate and increased our reserve fund allowing us to complete these major capital projects without the need for any assessments.

I also was a member of the Board's committee to work with Iggy's because of the many resident complaints we received about late night noise. We met with Iggy's, NYPD and Council Member Menin and staff to express our concerns and continue to follow up as needed.

This past year, we worked on the replacement of the roof fans to comply with Local Law 97 to improve energy efficiency and reduce greenhouse gas emissions. I also am a member of the Board's Design Committee which will be working on the renovation of the lobby and hallways.

Several years ago, 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 lifesaving open heart surgery. To date, our financial support has helped to save the lives of over 1500 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 or suggestions, 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. It is extremely important to me to be as involved as possible to help 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 prior to starting my own marketing company. I remained 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 also for 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 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. Many 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. 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 plan, as well as some not planned, i.e. the gas restoration.

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, as we refresh and strive to make our roof a welcoming and inviting attribute of the Eastmore. I have continued to be part of the Committee working with Iggy's and Julie Menin's office to lessen the noise factor, especially very late at night. Most recently, I have worked with the rest of our Board to interview design companies for our lobby and hallway modernization. I can happily state, the selection of one of these firms has been made, and we are moving forward with this extremely large project we will be undertaking!

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 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

Dear Neighbors, my name is JB Kresser, I have been a resident of the Eastmore for 12 years. I joined the Board in 2023, and I am seeking your support to continue serving our community.

Over the past year, I have worked closely with my fellow Board members and our management company to help ensure the Eastmore remains compliant with local laws, financially sound, and a safe, welcoming place to live.

I bring a fresh perspective, a problem-solving mindset, and a deep belief that there is always room for improvement. I also believe strongly in open communication, your voice matters, and I encourage you to reach out with ideas, concerns or feedback. Every resident's opinion counts.

During my time on the Board, I have contributed to operating budget planning and review, capital improvements projects, review of Local Laws 24, 97, 126, 157 & 162, addressing and working on resident matters, building communications, reserve fund analysis and sublet and sale applications reviews. I also served on the Design Committee, which selected the designer for our upcoming lobby and hallways renovation project.

Professionally, I bring 26 years of global business experience, having lived and worked in Asia (2 years), Europe (2 years), and the U.S (22 years). I have gained extensive knowledge across industries including insurance, manufacturing, consumer products and telecommunications.

Currently, I hold the position of Director of Corporate Governance at Willis Tower Watson, a \$9.9 billion publicly traded insurance brokerage firm. I lead the EMEA (Europe, Middle East and Africa) region, working with senior leadership and cross-functional teams across cultures and geographies. This role has deepened my expertise in governance, strategic decision-making and effective collaboration.

Previously, I was Head of Internal Audit for North America (with \$4 billion in revenue), where I led global teams and worked closely with senior executives and departments heads across legal, compliance, human resources, and finance. I specialize in identifying issues and implementing practical, effective solutions to safeguard the organization.

Outside of work, I serve as Treasurer and Executive Committee member on the board of the German-American Scholarship Association, a nonprofit organization that raises funds for educational scholarships. To date, we have raised \$5 million and supported nearly 700 students, in partnership with the Institute of International Education in New York, the German American Fulbright Commission and Columbia University.

I also hold an active New York real estate license, which I obtained to broaden my knowledge in this important area for condop living.

It would an honor to continue serving on the Eastmore Board. I respectfully ask for your vote and look forward to working together to strengthen and enhance our community.

Please feel free to reach out if you would like to know more about me or have any questions. My email is JBKresserEastmore@gmail.com.

Brian Pardus, Apt 9R – Incumbent

Serving on the Board of Directors has been an honor, and I respectfully seek your support for re-election. I offer 26 years of executive administration experience, including 18 years as a Residence Manager overseeing ultra-high-net-worth properties.

Having lived at the Eastmore for 9 years, I am deeply invested in our community. As Secretary, I've helped guide infrastructure improvements, ensure local law compliance, and support capital planning. Highlights from my professional and board service include:

- Proven expertise in vendor sourcing, contract negotiation, and protocol implementation to optimize project outcomes.
- Successfully managed three multimillion-dollar residence renovation projects, consistently delivering results under budget and ahead of schedule.
- Spearheaded the Roof Deck Refresh Project at the Eastmore, enhancing our building's premier amenity through careful budgeting, creative design negotiations, and efficient project leadership.
- Organized and facilitated in-person meetings to select a designer for the lobby and hallway renovations, including upgrades to the marquee and building entrance.

It's been a pleasure working closely with our roof deck landscaping team to help keep the garden vibrant and welcoming throughout the spring and summer. Whether it's refreshing seasonal plantings or ensuring the space remains a relaxing retreat, I take pride in helping make our primary amenity feel special for everyone. You'll also find me updating the lobby display posters—adding a touch of personality while keeping residents informed about all things Eastmore.

As part of our Five-Year Capital Plan, we're now entering a key phase—comprehensive building renovations. As a member of the Design Committee, I'm excited for this next chapter and ready to apply my extensive experience to help ensure its success.

I also serve as Secretary on the Board of Directors for One57, a luxury high-rise on Billionaires' Row with 92 condominium units, where I collaborate with fellow board members on operational budgets, reserve fund oversight, and renovation initiatives.

My commitment to sound budgeting, open communication, and property value drives my service. I work closely with fellow board members, staff, and shareholders to ensure the Eastmore remains a premier residence.

I care deeply about the Eastmore, and on behalf of all shareholders, I'm committed to advancing the priorities that matter most to our residents.

I would be honored to have your vote. **Let's continue—together—making the Eastmore extraordinary.**

I am always available and eager to hear your thoughts. Email me directly at: brianpardus@me.com

Lynda F. Wertheim, Apt. 8CD – Incumbent

What an opportunity it has been to serve on the Eastmore Board! I was fortunate to purchase my apartment in the original conversion and have called The Eastmore my home for over 30 years. I was asked to join the Board to fill a seat of a Board member who could no longer serve.

New Board member orientation

This past year a new Board member joined the Board and I, along with Drew Daly, the Treasurer conducted a new member orientation highlighting the context of issues requiring the attention of the Board. It was exciting to hear perspectives from the new Board member.

Legal and Local Issues

I serve as the liaison to our outside counsel and arranged for trademarking the name “The Eastmore”. The trademark protects the Eastmore brand and allows the Eastmore to bring a court action against a company or persons who uses the term without the building’s permission.

Neighborhood Issues

I continue working with City Council member Julie Menin’s office on neighborhood matters, including most recently, the trash removal in front of the empty commercial space between Iggy’s and Stumble Inn. The noise problem from Iggy’s remains a topic of ongoing discussion with the Councilwoman’s office.

Capital Projects and Compliance

The “roof refresh” team (Brian Pardus, Lori Fierstein and Nancy Friedman and I) continued to fine tune the landscaping on the roof and persuaded to Board to approve the purchase of an additional Adirondack furniture set for the roof, following through on suggestions from residents for additional furniture on the roof.

The year is filled with non-splashy local law compliance projects such as fixing leaks in the garage and looking at ways to minimize our carbon emissions to comply with Local Law 84 which requires co-ops to submit data on energy and water use. Other local law compliance is part of the daily upkeep of the building, and often requires expenditures from our budget.

The Board is engaged in finalizing discussions with a designer who will provide design services for a lobby, facade, marque and hallway renovations. As a member of the Design Committee, JB Kresser and I visited several buildings to see projects potential designers completed. We provided reports of our findings which were pivotal components in helping the Board select a designer. This capital project is a substantial one and follows many years of such projects during the past few decades; the original roof replacement, a boiler fuel conversion, a complete sidewalk reconstruction, the installation of new elevators and several facade compliance projects. Some final fixes to the sidewalk will take place in May of this year. Many of you may recall the gas restoration project which required collaboration with Board members, our resident manager, plumbers and Allied staff following the unexpected gas leak. This will forever be a large footnote in the Eastmore’s memoir.

Finances and Legal Matters

I continue to work with the Drew Daly, Board Treasurer, to insure that our funds continue to be kept in financially secure banks and invested in conservative financial vehicles. Our successful mortgage refinancing 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 co-op on a variety of matters related to the Eastmore community and Community Board 8.

Outside Activities

Professionally, I ran a multi-million dollar department at the global law firm, White & Case, for over 30 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 the Association of Corporate 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 tutor a third grader in reading at a NYC public school, I take classes at Hunter College and I am engaged in projects to get citizens to vote in primary elections in various states.

Looking Ahead

I enjoy responding to inquiries from new and long standing residents at the Eastmore and try to find solutions to questions they pose. I, along with other Board members, remain sensitive to balancing opportunities for change with realistic expectations and 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 hope you endorse my interest in continuing to serve the residents of the Eastmore as a Board member. The Eastmore is always engaged in new projects and I would like to use my energy and creativity in addressing them. I welcome the opportunity to continue to represent the interests and changing needs of all residents at the Eastmore. You may contact me with your specific interests at lyndawertheim@yahoo.com, 917-929-9417 or stop me in the lobby or the elevator!

Blanche Zelmanovich, Apt. 4N – Candidate

The Eastmore is more than just a building to me—it's home. And like any home, it deserves care, communication, and respect for all who live here.

For nearly 16 years, I've proudly called Unit 4N at The Eastmore my home. I'm running for the Board because I believe it's time for a fresh approach—one that prioritizes transparency, responsiveness, and resident engagement.

Over the past two years, the introduction of a post-approval process on BuildingLink has raised real concerns about restricted access to vital information. Residents deserve open, timely, and clear communication. To help support that, I encourage you to visit www.eastmoreconnect.com—a resident-driven platform for uncensored community updates. I was not involved in its creation, but I support its mission of free, transparent communication.

Many neighbors have told me they're hesitant to share concerns due to fear of being ignored or facing retaliation. I've experienced that myself. As some of you know, I am currently involved in legal action against the Board regarding their efforts to evict me that I believe are unlawful. You should know that I never wanted to be in conflict with the building, and continue to try to reach an amicable solution. If elected, I will recuse myself from any Board discussions related to my case. My aim is to ensure no one else goes through a similar experience—and to restore trust in the Board's role as a bridge between residents, management, and the broader Eastmore community.

Professionally, I bring over 20 years of experience as a corporate restructuring advisor. I've worked with companies ranging from \$1 million to \$3 billion in annual revenue, across industries including real estate. I've collaborated with lenders managing over \$150 billion to help organizations navigate complex financial and operational challenges, improve governance, streamline communication, and foster long-term stability. I want to bring that experience to the Eastmore to help us remain fiscally strong, legally compliant, and truly resident-focused.

I believe we can make the Eastmore a leader among Upper East Side co-ops—modern, inclusive, and responsive to all who live here. If you believe it's time for a stronger voice for shareholders and a Board that listens, I'd be honored to earn your vote.

Please feel free to reach out to me at Blancheasa@hotmail.com or **(212) 671-0866**.

Thank you for your time and for being part of what makes the Eastmore community so special.