

Eastmore Owners Corp. Annual Meeting
June 17, 2026

Profiles for Board Candidates

(in alphabetical order by last name)

Marianne Adams, Apt 12U – Candidate

I have been a resident and shareholder at the Eastmore since 2008. Over these 18 years, I have experienced the building's challenges and successes firsthand — from major capital projects to shifts in market conditions. This long-term perspective has given me a practical understanding of which decisions strengthen our community and property values overtime, and which ones create future difficulties.

Professionally, I am Senior Counsel at Major League Baseball, where I manage the league's global intellectual property portfolio across all 30 teams and numerous central office entities. In this role, I handle complex, high-stakes legal and business decisions for this multi-billion-dollar enterprise, balancing immediate needs and long-term strategic outcomes. These experiences have honed my ability to analyze issues thoroughly, facilitate productive discussions with a wide variety of stakeholders and facilitators, and reach fair, well-reasoned solutions under pressure.

I am running for the Board because I want to bring this disciplined yet thoughtful approach to serving our community. My priorities are clear: ensure every shareholder feels heard, maintain transparent and efficient governance, and make decisions that keep the Eastmore both an outstanding place to live and a strong long-term investment for all of us.

I look forward to working collaboratively with my neighbors toward these shared goals.

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 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 Eastmore and represent the best interests of the shareholders. Seven 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

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. 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 is working on the renovation of the lobby, façade and hallways. Along with our designer, Stephen Stanczyk we have made great progress and expect construction on the lobby and façade to begin in early 2027.

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 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 wellbeing, both physically and financially, of the Eastmore. A financially secure, healthy, well run building keeps staff and residents happy, and keeps the value of our apartments strong.

I was Corporate Director of Marketing at two large trade publishing companies prior to starting my own marketing company, CBP. 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 with creating and maintaining budgets, employee hiring, payroll, contracts, marketing, sales and client relationships. I wrote several articles published in industry magazines. After CBP, I consulted for many of my former clients, bringing three CBP Managers to work with me.

I have been fortunate to work closely with other Eastmore Board members to achieve short- and long-term goals. As part of this team, I have helped to maintain compliance with local laws while planning for future laws and environmental concerns- i.e. meeting new energy efficiency. I have been integrally involved in our elevator modernization, and refinancing our mortgage. (This refinancing allowed us to pay for the unexpected Con Ed gas modernization 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 for the duration of each project. I am also proud to say that we were able to complete most of the projects in our projected five year capital improvement plan.

I was part of the initial four person Committee for the roof refresh involved with the planning, design, and overall updating of our roof. I continue to be part of this year's Roof Committee, as we make our roof a welcome and inviting attribute. I am also involved with trying to lessen the late night noise from the bars and takeout across Second Avenue.

This past year I worked with the rest of our Board interviewing design firms for our lobby and hallway modernization. I am part of the Committee working with SPD (the design firm chosen) on Phase One, the modernization of our lobby, as we move forward with this extremely large project.

It would be an honor to be part of the Eastmore Board and continue to serve the Eastmore shareholders. I hope that I will have the opportunity to bring my experiences and background to continue to help make the Eastmore a place where we are all 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, and I have been a resident of the Eastmore for 13 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 strong belief that there is always room for improvement. I also value open communication, your voice matters, and I encourage you to reach out with ideas, concerns or feedback. Every resident's opinion counts.

During my tenure on the Board, I have contributed to operating budget planning and oversight, capital improvement initiatives, compliance reviews for Local Laws 24, 97, 126, 157, and 162, addressing resident matters, building communications, reserve fund analysis, and the review of sublet and sale applications. I also served on the Design Committee responsible for selecting the designer for the building's upcoming lobby renovation project, and I continue to support the project through implementation.

Professionally, I bring 27 years of global business experience, having lived and worked in Asia (2 years), Europe (2 years), and the United States (23 years). Throughout my career, I have gained extensive knowledge across the insurance, manufacturing, consumer products and telecommunications industries.

Currently, I hold the position of Senior Director of Corporate Governance at Willis Tower Watson, a publicly traded insurance brokerage firm with \$9.9 billion in revenue. In this role, 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 corporation.

Outside of work, I serve as Treasurer and Executive Committee member of the Board of the German-American Scholarship Association, a nonprofit organization dedicated to funding educational scholarships. To date, the organization has raised more than \$5 million and supported nearly 700 students through partnerships with the Institute of International Education in New York, the German-American Fulbright Commission, and Columbia University. I also chair the Quadrille Ball Committee, overseeing more than 100 volunteers who organize the organization's flagship annual fundraiser at the Plaza Hotel.

I also hold an active New York real estate license, which has enhanced my understanding of the real estate, operational, and transactional aspects of condo governance and community management.

It would be 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 – Candidate

Hi, it's Brian from 9R, and I'm ready to earn your vote and serve once again on the Eastmore Board of Directors.

The best results happen when shareholders are heard, ideas become action, and our community works together. *I Heard You. We Delivered. Let's Do It Again.*

With more than 28 years of executive administration experience serving Fortune 500 CEOs, including 19 years managing ultra-high-net-worth residences, I have successfully overseen multimillion-dollar renovation and capital improvement projects, consistently delivering results under budget and ahead of schedule.

As a 10-year Eastmore resident and former Board member (2022–2025), I am deeply invested in our community. My professional experience aligns directly with the work ahead: protecting property values, enhancing our building, and delivering results.

With major capital projects soon to begin at the Eastmore, experience matters. Proven results include:

- Spearheaded the Eastmore Roof Deck Refresh Project, transforming an underutilized space into one of our building's most enjoyed amenities through careful budgeting, vendor negotiations, and collaborative leadership.
- Negotiated a three-year landscaping maintenance agreement, saving the Eastmore approximately \$5,800 annually.
- Successfully managed three major Manhattan residential renovations, coordinating contractors, budgets, schedules, and project execution from start to finish.

I believe strong leadership begins with listening. My commitment to fiscal responsibility, protecting property values, local law compliance, and working cohesively with fellow Board members has always guided my service to the Eastmore.

To encourage open communication, I created www.brianonboard.com, where shareholders can learn about my experience, accomplishments, and vision for the future of the Eastmore—and stay informed throughout the campaign and beyond.

I would be honored to earn your vote and the opportunity to serve again. Please visit www.brianonboard.com or email brianpardus@me.com.

Ready to listen. Ready to serve. Ready to get back on board.

Lynda F. Wertheim, Apt. 8CD – Incumbent

It continues to be an honor 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 in the seat of a Board member who could no longer serve.

New Board Member Orientation

This year, I along with Drew Daly, the Eastmore's Treasurer, conducted an orientation for a new Board member. We highlighted issues requiring the attention of the Board and we emphasized the seriousness of serving on the Board and the responsibility to focus on the financial health of the building.

Legal and Local Issues

I serve as the liaison to our outside counsel. I also chair the legal committee.

Neighborhood Issues

I continue working with City Council member Julie Menin's office on neighborhood matters. The noise problem from Iggy's remains a topic of ongoing discussion with the Councilwoman's office. Now that Ms. Menin is President of the City Council if we have specific new issues about our neighborhood, we may have greater clout in having the problems resolved.

Capital Projects and Compliance

After completing the "roof refresh" project headed by former board member Brian Pardus, the Board focused on renovations to the lobby and the hallways. As you know the plans to install a material lift to move trash from the basement to the sidewalk rather than removing it through the lobby are being finalized and construction is anticipated to start in the Fall. Lobby renovation designs are also being finalized.

The projected work on the material lift and the lobby renovation is substantial 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 current fixes to the sidewalk near the tree pit near Starbucks took place a few months ago once the weather turned warmer. 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.

The year is filled with non-splashy local law compliance projects such as repairs to the garage and looking at ways to minimize our carbon emissions to comply with Local Law 84 which requires coops 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.

Finances

I continue to work with the Drew Daly, Board Treasurer, to insure that our funds are kept in financially secure banks and invested in conservative financial vehicles. As longer term residents may recall, our successful mortgage refinancing allowed us to pay for the plumbing expenses to repair the leak without having to impose an assessment on shareholders. I also serve as the liaison to the Eastmore's outside accountant. I continue to be a spokesperson for the coop 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 tutored 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 residents at the Eastmore and I 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 support my interest in continuing to serve the residents of the Eastmore as a Board member. The Eastmore faces new projects and unexpected challenges as our neighborhood and our city evolve. I would like to continue to creatively find solutions. I welcome the opportunity to represent the interests and changing needs of all residents at the Eastmore. I look forward to meeting you at the Meet and Greet prior to the annual meeting. 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 – Incumbent

The Eastmore is my home—and it deserves transparency, accountability, and respect for every shareholder.

I have lived in Unit 4N for 17 years and have served on the Board for the past year. During that time, I have pushed for fairness and adherence to our by-laws, including helping stop the overcharging of late fees and interest and pushing for the resolution of a shareholder dispute regarding improperly collected funds due to a building error. These are basic governance principles—and they matter.

I have also consistently advocated for shareholder input on major decisions, including the lobby renovation. Shareholders deserve visibility into options and a voice in projects that affect both our living experience and property values. I will continue to be resolute in my push for a more transparent and inclusive approach. The Board should be responsive, communicative, and accountable to the people who live here.

While I am currently involved in legal proceedings with the building, I continue to seek a practical resolution. If re-elected, I will continue to recuse myself from any related Board matters. For anyone interested in additional context on this legal matter, I encourage shareholders to review the recent April 1 oral argument before the Appellate Division, First Department (beginning at 1:31:00): https://www.youtube.com/watch?v=Co_lvn0K400

Professionally, I bring over 20 years of experience as a corporate restructuring advisor, working with companies from \$1 million to \$3 billion in revenue and advising lenders managing over \$150 billion in assets. My expertise is in the areas of governance, financial discipline, and navigating complex situations—experience I bring to the Eastmore.

I am committed to a more transparent, accountable, and shareholder-focused Board. I would appreciate 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.