

6384 Saunders Owners
Alley Pond Owners Corp
Bay Club Condominium
Bay Country Owners
Bay Terrace Section I
Bay Terrace Section II
Bay Terrace Section III
Bay Terrace Section IV
Bay Terrace Section VIII
Bay Terrace Section X
Bay Terrace Section XII
Bayside Mews Condo
Beech Hills
Bell Apartments
Bell Owners Corp.
Bell Park Gardens
Bell Park Manor Terrace
Cambridge Hall
Clearview Gardens
Cloverdale Gardens
Country Neck Estates
Cryder House
Cryder Point
Deepdale Gardens Corp.
Douglaston Townhouse
Estates at Bayside
Florida Gardens
Forest Hills Apartments
Forest Park II
Georgetown Mews
Glen Oaks Village
Hilltop Village Co-op 1,2,4
Hollis Court
Holliswood Gardens
Hyde Park Gardens
Joyce Equities
Kennedy Street Quad
Langdale Gardens
Le Havre
Linden Towers 1 - 6
Linden Hill 1, 2
Meadowlark Gardens
Mitchell Gardens 2
North Shore Towers
Parkway Village
Parkwood Estates
Seville at Waters Edge
Valerie Arms
Windsor Oaks
Windsor Park

PRESIDENTS CO-OP COUNCIL

A Think Tank of Co-op and Condo Board Presidents

FOR IMMEDIATE RELEASE

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PRESIDENTS CO-OP/CONDO COUNCIL AND SPEAKER QUINN HAVE BREAKFAST TO DISCUSS ISSUES.

On September 14, 2011, the **Presidents' Co-op / Condo Council** (PCC) hosted an informal breakfast in the Boardroom of Clearview Gardens Co-op with City Council Speaker Christine Quinn, at her request. Other elected officials in attendance were New York State Senator Toby Stavisky, NYS Assemblyman Ed Braunstein, City Council Members Mark Weprin, Daniel Halloran, Peter Woo and NYC Council Finance Chairman Domenic Recchia. Much of the discussion centered around the tax assessment issue and the steps that must be taken in the future to achieve a fair and equitable solution to this problem so that Queens co-ops are not hit again with double and triple-digit Property Valuation increases.

Speaker Quinn acknowledged that the system currently in place is "broken" and that many co-ops are shouldering the burden of extraordinarily high property tax rates. A system that is fair and equitable for co-ops must be implemented in place of the current flawed methodology that created the property valuation mess this year.

The State legislators that were present insisted that this issue is on the front burner but will need the support of the Mayor if it is to succeed at the state level. The Mayor has been non-committal on this issue and Speaker Quinn is continuing to have conversations with representatives of the Mayor's office to arrive at a solution. While formal negotiations have not yet begun, the **PCC** will be working closely with officials to craft an acceptable solution to this problem.

Speaker Quinn reaffirmed her commitment for co-op tax relief both in her current position as City Council Speaker and as a potential mayoral candidate. She was hopeful that during this fiscal year a resolution will be formulated. However, she emphatically reiterated that the 50% cap imposed by Commissioner Frankel that is being phased in over 5 years, must be resolved this year or capped so that the second year of the phase in which would result in another 10% increase in property valuations not occur. Her commitment to a short term fix until a final resolution is achieved was warmly welcomed by the **PCC**.

Bob Friedrich, President of Glen Oaks Village, New York's largest garden apartment co-op along with Warren Schreiber, President of Bay Terrace I, urged Speaker Quinn and the other elected officials to be cognizant of unfunded mandates that are being proposed and in some cases imposed on co-ops which are leading to unaffordable increases in co-op housing costs.

Both the Speaker and the other elected officials present lauded the **PCC** for spearheading an effective grass roots movement and look forward to continuing dialogue regarding issues facing co-op and condo communities.