

Cooperators United for Reform Newsletter

Founded by Jean Hall

Managing Agent Contract

The Board of Directors sets policies and hires a management company to carry out those policies and handle the day-to-day operations.

The hiring of a management company/managing agent is not a lifetime appointment.

This year was the first year that management received performance expectations which included fiscal stewardship, supervisory & communication skills, capital projects, maintenance, power plant, manager's board & cooperator relations, IT, commerrical oversight and Insurance renewals.

Based on the board's review MSI now known as Summit Property Management, was placed on a month to month contract.

A request for proposal (RFP) was sent to qualified management companies after HCR approval.



this issue

The Three P's **P.1**

Fact vs Fiction **P.2**

Who Am I & Why do I serve **P.3**

Proactive, Progress, Productive

Rochdale Village is a wonderful place to live. As a Mitchell Lama development the goal is to keep this community affordable. Our apartments are spacious, we offer a myriad of activities for our youth, seniors, we provide services to our homebound population, and we are expanding our horizons to develop meaningful activities for our parents and thirty to fifty something population.

It is important that as board members and those who aspire to serve on the board to have a spirit of service and commitment to all shareholders. Embracing **proactive** solutions to issues and problems impacting our community cannot be understated.

As the new board majority worked this year and we realized that change will not be easy. But it is necessary if we want our community to **progress** and move forward. We also realize that some in our community want you to fear **progress** as they flood your door with their version of information. That does not help our community rather it hurts the collective whole. Their divisive tactics are meant to belittle and cast doubt on individuals and progressive organizations. We need to raise our level discourse; we can have differing opinions. We should have matured by now understanding that tearing someone down to lift yourself up is never a good choice or an attribute of a qualified leader.

As Board President I was proud to work with my colleagues in being effective and yielding results that will only serve shareholders. In other words, our board leadership has been **productive**. We have addressed shareholders individual issues without fail, made sure the safety concerns in building one was addressed, increased community involvement by hosting creative and inclusive community events, helping to re-open building community rooms, and expanding the usage to give more shareholders the opportunity to utilize the rooms, put meaningful policies in place to ensure accountability and transparency.

You had and have a choice to choose who will serve you. I encourage you to choose wisely!



Who Am I and Why do I serve!

I would like to share with you why I love this community. I have been a resident for over thirty years. My aunts encouraged me to move to Rochdale. They promised me I would love it. Yes, I did and still do! The independence of having my own apartment, the joy of decorating and the sense of community was more than I could have asked.

I attended my first board meeting early on and boy was I in for a shock. I had never seen adults act like that. They were yelling at one another and totally unprofessional. There was no social media at the time, so I did the old fashion thing and wrote them a letter. I expressed my dismay at their behavior and at least two responded and tried to explain the dynamics of the board.

As I continued to work and live here there were a few things that I wondered about, like why I could not use the building community rooms back then unless you had a birthday party for a small child, wedding shower, baby shower or repast. That basically left me high and dry. Years would pass before I took the step to serve on the board. I received the politics of Rochdale by baptism and fire! When I failed to get re-elected, I took a break. But I kept abreast of what was going on.

I tried again seeing a tide change and had high hopes only for those serving with me telling me they were wiped out with the shenanigans, mistreatment, and being denied to be a true member of the board by the majority. Well, I was determined they would not steal my fire to serve and believe me it was not easy. I was somewhat welcomed and allowed to serve as maintenance chair but when I dared to speak up I was banished once again and they punished me by taking away the committee. But I still pressed on!

But while all this was happening so was life. My Aunt Daisey passed, then Aunt Shirley, Aunt Mozelle, My Mother, My Brother and my cousin Deborah, and my cousin Laverne. Lord have mercy! All of them were gone! No more Thanksgiving dinners, Christmas breakfasts with champagne and just pure love and laughter. My brother was my best friend and when I went to Mom's home and found him – it rocked my core. But what has saved my spirit is my unwavering faith in God and my Rochdale family. My next-door neighbor and her family adopted me, and I share the holidays with them. I still have family in South Carolina, and they spoil me whenever I go to visit, and I love it. But my family in Rochdale means so much to me.

I serve on the board to be of service to all shareholders, that is my passion! I love to shop, travel, go to concerts, and I am a die-hard Knick fan. I am a person, simple. The attacks hurt because mostly they distort who I am and what I stand for. Also, because I am not wired that way: I cherish that I am fearfully and wonderfully made!

Rochdale is my home and despite our challenges I believe when we work together, we are better and stronger. I am thankful for our community, and I am thankful that I have such a wonderful network of neighbors because we look out for one another. At the end of the day, that's what makes our community so special. I chose to look at the glass as half full rather than have empty.

Know that every board member and candidate that accepts the call to serve deserves to be treated with respect. It's time we turn the page on negativity. There is a lot of work to do, and we need to be about the work not the divisiveness that only serves to divide us. Unity is the key!

Peace & Blessings,

Jean

Management Agent Contract Con't

After interviews are conducted the Board will determine if there should be a change in management representation. Any change will also require HCR approval.

Note: Board members, Management, and Legal counsel from Norris McLaughlin were provided with detailed information regarding the walkthrough that was held the week of September 25th. The purpose of the walkthrough was for prospective management companies to look at the development and its operations. Based on information they gather companies still interested will submit a bid package. This information was shared with a non-board member who chose to sit and giggle as she filmed and took pictures of these prospective companies while they were in the management office. This is a multi-million-dollar corporation, and such antics are an embarrassment to our entire community.

Facts vs Fiction

The story of the carrying charge increases for 2023 and 2024 begins with a telephone vote passed on March 10, 2022. R09-22 which stated in part, Be it resolved, that the board of directors approves the budgets for fiscal years 2022 and 2023 and carrying charge increases of 1.8% in each of the fiscal years 2023 and 2024, respectively, pending approval by New York State Homes & Community Renewal (HCR).

For the motion: Janine Cross, Clifton Stanley Diaz, Edward Douglas, Gary Hawkins, Sheila McKenzie, Timothy Mercer, Jean Randolph-Castro, Derrick Shareef, Lisa Stark, Joyce Williams.

Against the motion: Letisha Azizah and Jean Hall

Abstentions: Keysha Beasley and Maryam Hubbard

Pass: Khedda Hayden-Ryan

I voted against the motion because I knew the numbers were not solid and the increase proposed was not sufficient. That was proven true when the State (HCR) reviewed the financials of Rochdale Village and determined that the increases should be 3.7% and 3.6%.

Board members have a fiduciary duty to give shareholders the truth about the numbers. Simply low-balling carrying charge increase numbers is not acceptable and it definitely is not leadership you can trust. Making tough choices and hard decisions is part of board members responsibilities.

Each household also received information from HCR regarding a rent conference which was held on January 11, 2023, via Zoom regarding the proposed increases. Then President Jean Randolph-Castro signed off on the application for the carrying charge increases on April 29, 2022, and a notarized signature also dated April 29, 2022, by then President Jean Randolph-Castro was also submitted. Further, then board secretary Joyce Williams also affirmed with her signature information pertaining to the increases.

The misleading statements regarding my role as Board President as it relates to the 2022 and 2023 carrying charges increase was done deliberately. The assertions made regarding previous increases are equally filled with misstatements and fiction. There is a disturbing pattern of an inability to separate fact from fiction. I encourage all shareholders to be cautious when these strategies are used time and time again.

Term Limits: Vote Yes! Service should not turn into an entitlement nor a career.



I STAND PROUD TO RUN WITH THESE DYAMNIC
CANDIDATES – LEADERS YOU CAN BE PROUD OF!

LET'S FINISH BUSINESS

JEWEL OF JAMAICA CANDIDATES

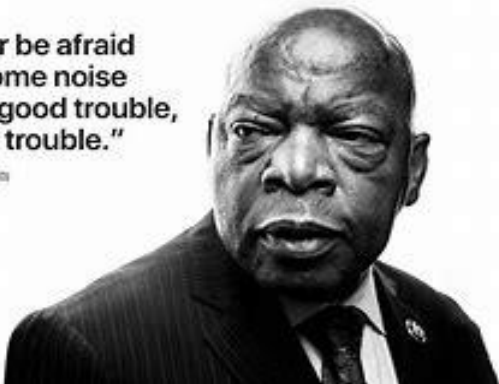


VOTE WED. OCT. 11, 2023 3pm-9pm



"Never, ever be afraid
to make some noise
and get in good trouble,
necessary trouble."

Rep. John Lewis (1940-2020)



Next Meeting: Sunday, November 5, 3:30PM - 5:30PM

Via Zoom:

<https://us02web.zoom.us/j/81660789201?pwd=Zm1oT1g4TlZncFhtY0hSRXN2eitEdz09>

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