

# **Esplanade Gardens, Inc.**

## **October 27, 2024**

### **Annual Election**

#### **Election Schedule**

**Thursday, Oct. 10, 2024**

**CANDIDATES NIGHT 7:00 PM – 9:00 PM**

**Sunday, Oct. 27, 2024**

#### **Annual Shareholders Meeting**

**2:00PM**

Annual Meeting will be held in the

**North Community Room (BLDG. 3)**

129-133 W. 147<sup>th</sup> Street

Instructions will be sent to all shareholders

#### **Board of Directors Election**

**1:00 PM – 6:30 PM**

**Esplanade Gardens South Community Room**

**129-133 West 147th Street, New York, NY 10039**

We encourage you to wear a mask. Be sure to bring a valid Photo ID to vote in person.



ELECTION FACTS ...

- Only one (1) vote per apartment
- You can mail in or submit your Proxy with only your signature and date (to be counted toward quorum).
- You must have picture identification in order to vote in person.

## **Election Procedures**

**Vote by  
Proxy or In  
Person!**

1. Candidates MUST be a resident-shareholder/tenant of record at Esplanade Gardens at least 18 years old.

2. Candidates MUST be a shareholder of record not less than one year prior to the Annual Stockholders Meeting. (Name on both Stock Certificate and Occupancy Agreement).

3. Candidates MUST be in good financial standing with the Corporation:

(i) Not shown in the Corporation's books or Management accounts to be delinquent in the payment of any monthly carrying charges/maintenance or any other charges as of the date said candidate is nominated; and

(ii) during the prior twelve months from the month in which the meeting is held, not have been delinquent in the payment of any such monthly carrying charges/maintenance (for eligibility purposes, delinquent shall mean that payment of any monthly carrying charges/maintenance or other charges was made later than the last day of the month for which they were due).

4. Candidates may self-nominate.

5. No candidate, cooperator or any other person is to interfere with the company handling the election.





6. All candidates are asked to attend the Annual Stockholders Meeting in person on Sunday, October 27, 2024 at 2:00 p.m.

7. The election polls will end at 6:30 p.m. No one will be allowed to vote after 6:30 p.m. The doors will be locked and the Election Company is in control with respect to the polls and the tally and may not be interrupted.

# VOTE VOTE

YOUR VOTE WILL MAKE A DIFFERENCE!

## Election Committee

Hattie Thomas, Chairperson  
Brenda Harris, Co-Chair  
Kate Warren  
Norma Campbell  
Beverly Crawford

Brenda Harris, Co-Chair  
Wanda Jordan, Secretary  
Michelle Potillo  
Patricia Sanchez  
Bette White





## **NADIRAH EL-AMIN    BUILDING 6**

Greetings fellow shareholders, my name is Nadirah-El-Amin. I served on the Board of Directors in past years. I also served on numerous committees. Currently I am retired, however I participated in many of the quality-of-life changes that we are enjoying as residents of Esplanade Gardens, which is known as the "Jewel of Harlem". We are now experiencing an aftershock of the Capital Improvement project that we endured in the last 5 years. I feel strongly that I can share my experience and knowledge in making decisions going forward that must be made to resolve some of the issues and improve our quality of life here at Esplanade Gardens. A vote for me, is a vote for you. Thank You.





Moiré Davis (MJ)

BUILDING 5

Greetings Shareholders,

I've been a shareholder at Esplanade for 20yrs and previously served on the board. The last couple of years have been devastating to our entire community. We have reverted to the dark ages. Mainly, due to leadership or lack of! We need sound representation and people willing to advocate on behalf of our community regardless of the repercussions.

I possess 30 years administrative experience, majoring in Business Administration & Psychology, and strong communication and negotiating skills.

Enough of the negative thinking, divisiveness, empty promises, excuses, personal agendas and attacks. "Do the Right Thing" put "ESPLANADE 1<sup>ST</sup>!" Let's get our home moving in the right direction "together".

"Let's not just survive let's THRIVE"





**SYLVIA GOODMAN**

## **BUILDING 2**

My family and I have been shareholders for over 25 years. I've been dissatisfied with conditions here and decided to get involved. Attended ALL Shareholders meeting. Joined ALL the committees for years. In 2024 I served as:

- Secretary— Welcome Committee
- Chairperson and Secretary - Elections and Bylaws Committee
- Building 2 -Secretary 2023

I decided to Run for the Board because I got tired of our questions going unanswered. We have Rights under Rules of Mitchell-Lama and our Bylaws

- Open Board meeting
- Timely Board minutes
- Functioning Website

We need:

- Accountability from our Board and Professional staff • Improved Security o Pool in 2025

I'm an independent thinker, not easily intimidated, and will keep shareholders informed. Let's change the culture here in EG!

Vote Sylvia!





**DAVID HAUGHTON BUILDING 5**

Shareholders my name is David Haughton. I have more than 25 years property management and investment experience. I served on the bylaws committee and want to see Esplanade Gardens at its best. ESG needs to address issues such as security, shareholders that are in arrears and true transparency! Parking lot gates and our front and back doors still need to be secured! One of my many goals is to see more of our shareholders participating in the running of Esplanade and the creation of programs for our youth and the elderly. Additionally, our seniors need to know that their home is secure and that we are supportive of their needs! Thank you in advance for your support and your vote.

Please help me build ESG





## KEBRA HUTTON BUILDING 2

I am Kebra Hutton, and I am excited to announce my candidacy for a seat on the BOD. I have lived in EG for 40+ years and have served on the following committees: By-Laws, Building Co-Chair, CIC, Election, Security, Management, and Maintenance.

I strongly believe Board Members MUST know how to plan and understand budgets, deal with disputes, discuss ideas/solutions and more importantly, listen to Shareholders. My 30+ years in a corporate environment have given me an in depth understanding of situations and qualifies me to sit on the Board.

If elected, I look forward to working TOGETHER with the current Board members to revitalize EG! If you believe in my goals, please vote for me in the upcoming election.

VOTE FOR CHANGE!!





## **KEN MILLER BUILDING 3**

My name is Ken Miller and I look forward to serving the EG Board of Directors.

Those of you who know me, know that my top priorities are making sure that shareholders are kept informed of the important issues on our property and that our vendors and employees are held to a higher standard than we have seen in recent years.

My qualifications include:

- 34 years of experience with NYC Department of Homeless Services where I was certified in Public Procurement, assisted with purchasing and contract management (including Security), as well as Facilities Maintenance and Construction.
- Chairman of the Board of directors for a non-profit where I helped turn around a failing corporation to become profitable again





## PATREINNAH ACOSTA-PELLE BUILDING 5

Patreinnah's experience as a public relations professional expands over twenty (20) years. She is a certified New York City and New York State as an M/WBE Public Relations consulting business that works with private companies, not-for-profits and government agencies.

Patreinnah graduated from the City College of New York with a bachelor's degree in professional creative writing. She moved to Esplanade Gardens in 2014, Building 5 and has served as the Co-Chair on both Bylaws Committee and Building 5 Committee.

„This has been my community since I was 14, hanging out in the valley always visiting friends and family. This not how I remembered Esplanade, and want to bring back EG's Elegance."





## **WILLIAM ROSS BUILDING 3**

I am William Ross, running for the Board of Directors. Before I ask for your vote, I should tell you more about myself. I am retired and committed to being an active community member.

I currently serve as Chair of Building Three and on two other committees, including the Chair of the Buildings Chairs Committee. I have committed my time and energy to keeping Esplanade Gardens informed.

In December 2021, I created a Facebook page called "EG Stronger Together." This line of communication allows shareholders to express their concerns and keep Esplanade residents informed.

I will always fight for Esplanade Gardens, "OUR HOME."

I ask for your vote, to be your voice!

**VOTE WILLIAM ROSS 2024**



## Campaign Restrictions

- A. NO loitering in the hallways or grounds of the North Community Room at Esplanade Gardens on the day of the election – shareholders who intend to vote in person must wear a mask, maintain social distance, bring VALID photo ID, and be prepared to wait in line as the number of people allowed in the South Community Room will be limited.
- B. NO CAMPAIGNING, ELECTIONEERING WITHIN 100 FEET OF THE VOTING AREA.
- C. NO signs or literature shall be posted on grounds or elevators.
- D. Palm cards should be no larger than 5" x 8".
- E. Shareholders, including candidates, may only enter the voting area (i.e., the South Community Room) to deliver a proxy or to vote, and must exit the South Community Room as soon as their vote has been cast (or the proxy delivered). There will be NO LOITERING. If there are problems or questions, they should be discussed with the Election Committee outside of the South Community Room.
- F. The Election Committee cannot campaign for any candidate.