

Dear County Legislator:

- This legislation is extremely unfair and an affront to Directors of Cooperatives. It alters the fundamental nature of Coop Boards' governance, financial stewardship of cooperatives.
- The legislation is truly a Solution in Search of a Problem. The overwhelming majority of applications are acted upon in a timely fashion. Any rejections are the result of the same criteria applied by the Board of Directors equally and without discrimination for any and all applicants.
- As Directors and Stewards of our Coop, we are long past the era and the notion that discrimination of any kind can be tolerated. There are federal, state and local statutes that cover discrimination of all kinds. We comply with those laws.
- You Legislators must realize that legislation like this, with such arbitrary and capricious constraints on Cooperative governance and the Coop Board's exercise of "Reasonable and Lawful Business Decisions", opens up Coop Directors to exorbitant increases in Directors and Officers Liability Insurance (otherwise known as D&O Insurance policies). We simply cannot take on such exorbitant--and unjustified--expense.
- Large Coop Complexes often have 7,8 even 9 applications per month. Why should Coop Boards faced with such heavy loads be handcuffed and threatened by some ARBITRARY deadline having nothing to do with the prudent, careful consideration of each application, applications that often take weeks to be considered complete.
- The application deadline and the mandatory disclosure as to the reasons behind an applicant's rejection attack the heart of Cooperative Sovereignty, Governance and Ties the hands of the Cooperative Board's proper, prudent exercise of reasonable and lawful business decisions that could profoundly affect the cooperative and the unit owners who live there.
- A COMPLETE Application is vital to a Coop Board's deliberations on an application. We often find that the real estate salesperson or broker has no idea as to the conditions of purchase: mis-stating what comes with the unit (e.g. the number of assigned parking spaces), or other sales hyperbole that has to be clarified, point by point, by the Board. Getting to the point where an Application is deemed complete takes TIME, and then and only then can the Board get into the details of the application.
- The Responsibility of making the Best, Possible, Lawful decision on an Applicant--and the aftermath of that decision--is taken very seriously by Coop Board Directors. We are VOLUNTEERS. We are on the FRONT LINE. We all have VESTED INTERESTS in the proper governance, financial stability and quality of life of our Cooperative.

- Coop Directors not only have "skin in the game", but more importantly, we are all invested with our integrity, blood, sweat and time. If Board Members are going to be HARASSED by unnecessary additional County oversight, by threats by the real estate sector, by exorbitant Directors and Officers Insurance coverage that is the INEVITABLE result of all this, then YOU WILL SEE a massive resignation from Cooperative Boards. Are you Westchester Legislators willing to ACCEPT the Responsibility for The CHAOS and INSTABILITY that will result in Cooperatives in your districts, in your municipalities and in your communities.