

ARE THE ELECTION RESULTS VALID?

Below are the NYC Department of Finance tax records for 2017, 2018, 2019.

The pages show (hi-lited) the number of shareholders who were to receive a Tax Abatement credit on their June maintenance bills. ONLY RESIDENT SHAREHOLDERS are entitled to the Tax Abatement credit. **The Resident Shareholders were 826 in 2017, 819 in 2018, and 824 in 2019.**

There are 1,096 total units in our co-op. Some are professional offices, some occupied by maintenance staff, some still under rent control, so I estimate only 1,070 Ballots are mailed. Further, I estimate at least 120 of the units are rentals – or sublets – for profit (about 20 in each building). Those 120 unit owners most likely voted for the existing Board of Directors.

Each year's election results were based upon Ballots “received” - as follows:

Estimated **1,070** ballots mailed in **2017**

Election Services Results show only **571** counted.

If 120 of the ballots were rental/sublet shareholders then only **451** ballots were resident shareholders. But there were **826** Resident Shareholders that year.... **do you believe 375 residents did not vote?**

Estimated **1,070** ballots mailed in **2018**

Election Services Results show only **551** counted.

If 120 of the ballots were rental/sublet shareholders then only **431** ballots were resident shareholders. But there were **819** Resident Shareholders that year.... **do you believe 388 residents did not vote?**

Estimated **1,070** ballots mailed in **2019**

Election Services Results show only **547** counted.

If 120 of the ballots were rental/sublet shareholders then only **427** ballots were resident shareholders. But there were **824** Resident Shareholders that year.... **do you believe 397 residents did not vote?**

OR - do you think there were at least 300 Resident Shareholders who faithfully voted “against” the existing Board for each one of those years... and somehow those ballots got lost?

1- Below are the NYC Department of Finance tax records for 2017, 2018, 2019.

2- Below each year's NYC tax record are the actual Election Services Results for that year.

WHAT DO YOU THINK?????



**Department of
Finance**

Statement Details

Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2017	\$596,764.23
Credit Adjustment***	02/23/2017		\$-1,464.00
Bldg-Elevator 40208600050		04/01/2017	\$1,200.00
Total current charges			\$596,500.23

*** This credit covers additional STAR savings you are owed for this year.

Annual Property Tax Detail

Tax class	Overall tax rate	School tax Rate	Veteran rate
Tax class 2 - Residential, More Than 10 Units	12.8920%	7.4600%	5.4320%
Current tax rate			
Estimated market value \$73,193,000	Billable assessed value	Tax rate	Taxes
Tax before exemptions and abatements	\$26,565,300	X 12.8920%	= \$3,424,798
Basic STAR - School Tax Relief 452 Units	\$-1,066,720		\$-137,521**
Senior Citizens Homeowners' Exemption	\$-848,256		\$-109,357
Enhanced STAR - School Tax Relief 126 Units	\$-646,380		\$-77,615**
Disabled Homeowner	\$-79,758		\$-10,282
Veteran Exemption Total	\$134,751		
Veteran Portion Fully Exempt 16%	\$-22,097		\$-2,849
Veteran Portion Partially Exempt 84%	\$-112,654	5.4320%	\$-6,119
Tax before abatements			\$3,081,055
Co-op/Condo Abatement 826 Units			\$-642,442
J51 Abatement			\$-50,446
Annual property tax			\$2,388,167

** This is your NYS STAR tax savings. It cannot increase more than 2% a year. For more information, please visit us at nyc.gov/finance or contact 311.

Each year the NYC Department of Finance issues the Property Tax Credit Adjustment details for the co-op. It lists all of the "credits" that are to be applied to the shareholder's June maintenance bills. NOTE that Tax Abatements are given only to Resident Shareholders. In 2017 NYC identified 826 such units of our 1096 apartments however, the Board of Directors election for 2017 shows only 549 proxies were counted. If you wanted the co-op to "change" why didn't you vote? Also only 578 units received Basic or Enhanced STAR. Why didn't you apply for that credit?

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



CERTIFICATION BY ELECTION SERVICES UNITED CORP.

Pursuant to a request of Park City 3 & 4 Apartments Inc., ELECTION SERVICES UNITED CORP. designated Sandra Tovin, President to assign personnel to attend the Annual Meeting and Election of the aforesaid on May 23, 2017. The Annual Meeting was held at 7:00 PM at PS 206, 61-02 98TH Street or 61-21 97th Place, Rego Park, NY 11374.

ELECTION SERVICES UNITED HEREBY CERTIFIES that the election was conducted fairly and honestly and that a quorum was reached.

ELECTION SERVICES UNITED FURTHER CERTIFIES that 569 proxies and two (2) In-Person ballots were received. Of the 571 votes presented 22 proxies were not included as follows:

- 20 Duplicate Proxies (later date was accepted)
- 1 No I.D. (name, apt., address, etc.)
- 1 Ripped up proxy in the BRE envelope

ELECTION SERVICES UNITED FURTHER CERTIFIES that 549 valid votes = 157708 shares were cast as to the true and accurate results of the election.

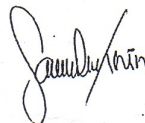
BOARD OF DIRECTORS 2017

**RAJENDRA JAIN	127133
**MAURICE PERESS	124281
**LOUIS KRAMBERG	116767
**ROBERT COHEN	112453
**LEE SCHIFF	110701
**MIKHAIL BORUKHOV	101313
**JOSEPH PESTUN	101071
**VIVEK MALHOTRA	97702
**ZHANNA BALKHIYEVA	93719
REINA GOODMAN	38941
RON MIGUT	29277

** ELECTED

Dated: May 25, 2017
New York, New York

ELECTION SERVICES UNITED CORP.



By _____

Sandra Tovin, President

The election results and any additional information in connection therewith provided by ESU hereunder or in any report delivered by ESU in connection therewith are provided solely for the benefit of the Board of Directors or equivalent governing body of your organization in connection with the services provided hereunder or any other services rendered in connection therewith and shall not otherwise be reproduced for any other purpose, made public or provided to the membership of your organization (other than to report such actual election results) or any other person or entity without the express prior written consent of ESU.



**Department of
Finance**

Statement Details

Overpayments/Credits	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2018	\$-831.34
Increase in Exemption	03/17/2018		\$-989.05
Decrease in Exemption	05/05/2018		\$359.27
Co-op Condo Abatement Reversal	03/17/2018		\$416.99
Credit Applied	05/20/2018		\$1,044.13
Finance-Property Tax		01/01/2018	\$-831.34
Increase in Exemption	03/17/2018		\$-989.05
Decrease in Exemption	05/05/2018		\$359.27
Co-op Condo Abatement Reversal	03/17/2018		\$416.99
Credit Applied	05/20/2018		\$1,044.13
Finance-Property Tax		07/01/2018	\$-35.36
Increase in Exemption	03/17/2018		\$-962.51
Decrease in Exemption	05/05/2018		\$349.63
Co-op Condo Abatement Reversal	03/17/2018		\$405.69
Credit Applied	06/01/2018		\$242.55
<i>Total credit applied</i>			\$2,330.81
Total overpayments/credits remaining on account			\$-4,124.84

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

Annual Property Tax Detail

Tax class 2 - Residential, More Than 10 Units	Overall tax rate			
Current tax rate	12.7190%			
Estimated market value \$81,983,000		Billable assessed value	Tax rate	Taxes**
Tax before exemptions and abatements		\$31,850,100	X 12.7190%	= \$4,051,014**
Basic STAR - School Tax Relief 430 Units		\$-1,053,500		\$-127,278**
Senior Citizens Homeowners' Exemption		\$-838,377		\$-106,633**
Enhanced STAR - School Tax Relief 97 Units		\$-528,650		\$-62,758**
Disabled Homeowner		\$-65,397		\$-8,318**
Veterans Exemption		\$-120,448		\$-15,320**
Tax before abatements				\$3,730,707**
Co-op/Condo Abatement 819 Units				\$-772,797**
J51 Abatement				\$-50,446**
Annual property tax				\$2,907,464**

** This is your NYS STAR tax savings. It cannot increase more than 2% a year. For more information, please visit us at nyc.gov/finance or contact 311.

To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit:
<http://www1.nyc.gov/site/doh/business/food-operators/smoking-legislation.page>

Each year the NYC Department of Finance issues the Property Tax Credit Adjustment details for the co-op. It lists all of the "credits" that are to be applied to the shareholder's June maintenance bills. NOTE that Tax Abatements are given only to Resident Shareholders. In 2018 NYC identified 819 such units of our 1096 apartments however, the Board of Directors election for 2018 shows only 551 proxies were counted. If you wanted the co-op to "change" why didn't you vote? Also only 527 units received Basic or Enhanced STAR. Why didn't you apply for that credit?



CERTIFICATION BY ELECTION SERVICES UNITED CORP.

Pursuant to a request of Park City 3 & 4 Apartments Inc., ELECTION SERVICES UNITED CORP. designated Sandra Tovin, President to assign personnel to attend the Annual Meeting and Election of the aforesaid on May 22, 2018. The Annual Meeting was held at 7:30 PM at IS 206, Rego Park, New York.

ELECTION SERVICES UNITED CORP. HEREBY CERTIFIES that the election was conducted fairly and honestly and that a quorum was reached. Proof of mailing was presented at the annual meeting.

ELECTION SERVICES UNITED CORP. FURTHER CERTIFIES that 551 proxies and in-person ballots were received. In addition, there were seven (7) proxies that were void as they were duplicates (later date was accepted).

ELECTION SERVICES UNITED CORP. FURTHER CERTIFIES that 551 valid votes representing 160957 shares cast as to the true and accurate results of the election.

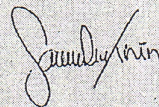
2018 BOARD OF DIRECTORS (9)

**RAJENDRA JAIN	126409
**MAURICE PERES	123402
**LOUIS KRAMBERG	115703
**ROBERT COHEN	110553
**LEE SCHIFF	109299
**MIKHAIL BORUKHOV	108274
**JOSEPH PESTUN	104030
**VIVEK MALHOTRA	103761
**ZHANNA BALKHIYEVA	103353
RON MIGUT	31449

**ELECTED

Dated: May 28, 2018
New York, New York

ELECTION SERVICES UNITED CORP.



By _____
Sandra Tovin, President

The election results and any additional information in connection therewith provided by ESU hereunder or in any report delivered by ESU in connection therewith are provided solely for the benefit of the Board of Directors or equivalent governing body of your organization in connection with the services provided hereunder or any other services rendered in connection therewith and shall not otherwise be reproduced for any other purpose, made public or provided to the membership of your organization (other than to report such actual election results) or any other person or entity without the express prior written consent of ESU.



Department of Finance

Statement Details

Table with 3 columns: Overpayments/Credits, Activity Date, Period Date, Amount. Includes Co-op Condo Abatement Reversal and Total overpayments/credits remaining on account.

You must apply for a refund or a transfer of credits resulting from overpayments within six years of the date of the overpayment or credit. Please note that overpayments and credits are automatically applied to unpaid taxes.

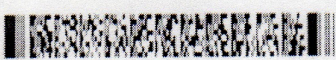
Annual Property Tax Detail

Table showing tax details: Tax class 2 - Residential, More Than 10 Units, Current tax rate, Estimated market value, Billable assessed value, Tax rate, Taxes. Includes various exemptions like STAR and Veterans Exemption.

** This is your NYS STAR tax savings. It cannot increase more than 2% a year. For more information, please visit us at nyc.gov/finance or contact 311.

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

Each year the NYC Department of Finance issues the Property Tax Credit Adjustment details for the co-op. It lists all of the "credits" that are to be applied to the shareholder's June maintenance bills. NOTE that Tax Abatements are given only to Resident Shareholders. In 2019 NYC identified 824 such units of our 1096 apartments however, the Board of Directors election for 2019 shows only 547 proxies were counted. If you wanted the co-op to "change" why didn't you vote? Also only 523 units received Basic or Enhanced STAR. Why didn't you apply for that credit?



CERTIFICATION BY ELECTION SERVICES UNITED CORP.

Pursuant to a request of Park City 3 & 4 Apartments Inc., ELECTION SERVICES UNITED CORP. designated Sandra Tovin, President to assign personnel to attend the Annual Meeting and Election of the aforesaid on May 21, 2019. The Annual Meeting was held at 7:30 PM at IS 206, Rego Park, New York.

ELECTION SERVICES UNITED CORP. HEREBY CERTIFIES that the election was conducted fairly and honestly and that a quorum was reached. Proof of mailing was presented at the annual meeting.

ELECTION SERVICES UNITED CORP. FURTHER CERTIFIES that 547 proxies and in-person ballots were received. In addition, there were five (5) proxies that were void as they were duplicates (later date was accepted).

ELECTION SERVICES UNITED CORP. FURTHER CERTIFIES that 547 valid votes, representing 158942 shares cast, as to the true and accurate results of the election.

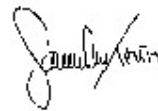
2019 BOARD OF DIRECTORS (9)

**Rajendra Jain	119971
**Louis Kramberg	115548
**Maurice Peress	115397
**Robert Cohen	106850
**Mikhail Borukhov	106528
**Vivek Malhotra	102352
**Joseph Pestun	98775
**Zhanna Balkhiyeva	97839
**Lee Schiff	74663
John Tao	61910
Reina Goodman	33695
Ana Morcodeanu	26814
Ronald Migut	25173

**ELECTED

Dated: May 28, 2019
New York, New York

ELECTION SERVICES UNITED CORP.



By _____
Sandra Tovin, President

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