

June 8, 2026

ATTN: SHAREHOLDERS
Stuyvesant Owners, Inc.
333 East 14th Street
New York, NY 10003

**Re: Response to Board Notices Dated April 8, 2026, April 18, 2026, and May 14, 2026 from
Alexandrea Ravenelle & Samuel Duncan, Shareholders of Apartment 6A/N**

Dear Members of the Board and Fellow Shareholders:

We are the shareholders of Apartment 6A/N. We write in response to the Board's communications dated April 8, 2026, April 18, 2026, and May 14, 2026, which contain numerous inaccurate, incomplete, and misleading statements concerning both the conditions in our apartment, and our conduct in attempting to resolve those conditions. Simply put, the Board has had ample opportunity to remedy those conditions, but has not taken adequate steps to correct the serious problems in our apartment.

At the outset, the Board's characterization of this matter omits the central fact: for years, beginning no later than 2018, our family has been subjected to persistent, severe, and hazardous **air quality conditions which now appears to have been caused by a building-wide ventilation defect**. Air, odors, and particulate matter from a neighboring apartment are being forced into our home, including into a bedroom occupied by our young children. These conditions are not merely inconvenient; they are dangerous and have rendered our apartment uninhabitable in any reasonable sense. We have been forced to keep windows open throughout the year, including during winter months, in order to mitigate exposure.

Extensive professional testing confirms the seriousness of the condition. We hired independent experts, including Goldman Copeland and an air quality consultant, Ed Olmsted, who have determined that PM2.5 levels inside the apartment exceed World Health Organization ("WHO") guidelines and exceed outdoor background levels. The highest concentrations are found along the shared wall with the neighboring unit, 6B, and testing demonstrates a consistent pattern corresponding to cooking activity in that unit. The data further shows that airflow driven by the building's faulty ventilation system is actively transporting PM2.5 particulate matter, including soot, silicates, and other contaminants, through the uninsulated wall cavity and electrical outlets into the apartment. These findings establish an ongoing condition that poses a material risk to our health, including respiratory harm and long-term

exposure risks. The Dept of Health and Mental Hygiene does not test for PM2.5 levels, it only looks at VOCs and Carbon Monoxide; PM2.5 is caused by combustion activities including wildfires.

The Board's suggestion that it has acted diligently is belied by the history of this matter. For years, we sought relief through informal channels, including through emails, phone calls, and Board meetings, without meaningful action being taken. At one point, we were told to "just open a window," a response that underscores the Board's longstanding failure to treat this issue with appropriate seriousness. In September 2025, we gave the Board a detailed analysis of the problem from the mechanical engineering firm, Goldman Copeland. Only after years of inadequate action did we retain counsel and experts, at significant personal expense, and ultimately commence a proceeding in Housing Court to compel the cooperative to fulfill its legal obligations.

Equally troubling are the Board's misstatements regarding access. The April 18, 2026 letter asserts that access to the apartment has not been granted and that motion practice is required to obtain entry. This is false. We have consistently provided access to the cooperative and its agents, including multiple members of the Board, and the cooperative's engineering firm (B2 Engineering) and architecture firms (CTA, and architect Richard Wainer). We most recently agreed to provide access to a third engineering firm, HLZAE, on April 23, 2026, and on that inspection date permitted seven (7) individuals either associated with the Co-op or the engineering firm to enter our home to inspect.

On February 26, 2026, we granted access for the installation of vent regulators proposed by the cooperative's engineer as an "initial step." That measure was not a comprehensive solution recommended by the experts; rather, it was an incomplete and inadequate intervention that failed to address the root cause of the odor issue. Worse, the installation exacerbated the condition, increasing the intrusion of odors and particulate matter into the apartment. The Board's attempt to characterize this installation as a meaningful repair, or to attribute delay to us, is inaccurate. The Building engaged in this work without permits, which generated a third New York City Department of Buildings ("DOB") violation for work without a permit and failure to maintain (VIO26-00608). These dampers brought ventilation levels below legal minimums and resulted in HPD violations for every vent in our apartment. The Co-op then subsequently sought access, which we granted, for the superintendent of the building to remove the dampers on May 4, 2026.

The assertion that the condition appears to be limited to Apartment 6A/N is likewise misleading. There have been 45 311-complaints from other residents regarding ventilation and odor issues, since 2020, and multiple violations issued by the DOB and HPD concerning

ventilation deficiencies.

The April 18, 2026 letter further implies that our communications with fellow shareholders are improper or misleading. To the contrary, we have sought only to inform our neighbors about conditions that may affect them and to gather information relevant to a building-wide issue. The Board's attempt to discourage transparency is inappropriate, particularly where the underlying condition implicates the health and safety of all shareholders.

The Coop has accused us of costing the building lots of money in excess legal fees and have sent repeated notices to shareholders "updating" everyone about our litigation. Yet, the Coop Board has completely failed to disclose that **on October 28, 2025, a lawsuit was filed in New York Supreme Court against the Co-op seeking \$250,000 in damages** (index number: 164183/2025) *because of a failure to make repairs and maintain the building in good condition*. The filings in that lawsuit are publicly available on the New York State Courts Electronic Filing System and the case is ongoing. Our HP lawsuit seeks only to have repairs done in the building, we are not seeking hundreds of thousands of dollars in damages from the building, unlike the other lawsuit (164183/2025), which has never been disclosed to shareholders.

Finally, the Board's effort to frame the financial consequences of this situation as being caused by us is misplaced. The cooperative's legal and engineering expenses are the direct result of its prolonged failure to address a known hazardous condition in a timely and adequate manner. We have incurred substantial personal costs, including retaining engineers, environmental experts, and legal counsel, as well as initiating court proceedings, solely because the Board failed to take appropriate corrective action.

We remain willing to provide reasonable access and to cooperate with any legitimate efforts to properly diagnose and remediate the condition. However, our family will not accept half-measures or mischaracterizations that delay a permanent solution while continuing to expose our family to harmful conditions that threaten our health and those of our children.

Finally, the suggestion that Alexandra had the power as Board president to command a repair of our apartment is inaccurate. She deliberately recused herself from Board discussions of our apartment, after ensuring that multiple Board members had the opportunity to personally witness the situation in our apartment. Members of the Board have described the conditions as "foul," "commercial," and "like living above a fast-food restaurant." Indeed, Alexandra was removed from the role of Board President because the Board assured her it would make it easier to get Jordan Cooper to address the problem in our apartment.

We just want to be able to live comfortably and safely in our apartment, an equal right of each and every resident of this building.

The cooperative is obligated to maintain the building systems in a safe and habitable condition. We strongly urge the Board to focus its efforts on implementing a comprehensive and effective remediation plan consistent with expert recommendations, rather than continuing to circulate communications that misstate the facts.

Above all, we remain deeply committed to the financial, physical, and mental health of this community. This situation has unnecessarily escalated, and we welcome the chance to lower the tension in the spirit of sincere progress and cooperation. Access to our apartment and our professional resources remain available should the Board choose to utilize them to reach a resolution.

Sincerely,

Alexandrea Ravenelle & Samuel Duncan