

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

Barnet Liberman

Plaintiff,

Index. No.

-against-

Verified Complaint

Board of Managers of Printing House Condominium

Defendants.

Plaintiff, Barnet Liberman, complaining of the Defendants, alleges as follows:

1. Plaintiff is a resident of the County, City and State of New York, residing at 421 Hudson Street., New York, New York (the "Premises").
2. Upon information and belief, Defendant, Board of Managers of Printing House Condominium is a condominium association organized under the laws of the State of New York, with offices at 421 Hudson Street, New York, hereinafter referred to as the "Condominium".

As and for a First Cause of Action,
Plaintiff Alleges, as Follows:

- 1 Defendant has prevented me from using and enjoying my terrace by removal of the spiral access staircase.
- 2 Defendant flagrantly trespassed
- 3 Defendant has breached the by laws and the condominium declaration.
- 4 Defendant barricaded the Plaintiff's family into their unit on Saturday May 9th
- 5 Defendant sealed the Plaintiff's windows at 7 am on Monday June 1st.

- 6 Defendant's agent, Gazman, assaulted my son and confiscated his cell phone as my son Aaron Liberman was leaning out to photograph the invasion.
- 7 Defendant destroyed my property, breaking up stored Sukkah building material
- 8 The Defendant has established a pattern of compromising my families' quiet enjoyment of the premises and pattern of abusing the Covid-19 pandemic's restrictions in combination with claiming extraordinary privilege under Local Law 11.
- 9 The defendant has acted with deceit which is obvious by reviewing the minutes of the January 28 2020 meeting which make absolutely no mention of anykind about the danger of the spiral staircase or the need to remove them. As soon as the Covid-19 struck, the board immediately focused on removing the stairs, full knowing the extra difficulty in opposing the removal in court because of the extraordinary restrictions placed on the courts.
- 10 The pattern of fraud and deceit was the standard operating procedure for their entire permitting process,
 - A. The defendant never had a full board with a quorum to obtain the required approval until June 25th 2020 as reflected in their minutes of that meeting .
 - B. The defendant made the application in absolute and flagrant violation of the bylaws and declaration which clearly require the Commercial Committee's approval for any and all actions which may affect them and the Plaintiff
- 11 The defendant ignored the requirement of the bylaws to have an arbitration if a

dispute arises between the Residential and Commercial Committees.

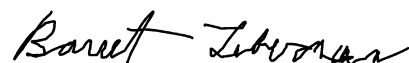
- 12 Defendant, after clear notice from Plaintiff and Commercial Committee's counsel to cease and desist the willful destruction of the Commercial assets.
- 13 Defendant failed to review with the Plaintiff, engineer, William Brothers the proposals for securing the Spiral staircases, if required, and modifying the balustrade, which may indeed not be required instead they chose again without consultation with the Plaintiff to maximize the disruption, destruction and dislocation chose to remove the spiral stairs.
- 14 Defendant has established a long pattern of fraud, harassment, intimidation, assault and invasion which has destroyed the peace of our home.
15. Plaintiff has suffered and endures severe emotional distress.
16. Defendants possess the intent to cause, or exhibit disregard of a substantial probability of causing, severe emotional distress to Plaintiff.
17. Defendants' conduct is the proximate cause of Plaintiff's severe emotional distress and fears.
18. Defendants have acted in bad faith, purposefully, outrageously, with intent, malice and ill will, exhibiting what is equivalent to a criminal disregard for its actions.

WHEREFORE, Plaintiff demands judgment as follows:

- (a) A declaratory judgment declaring that defendant is in breach of the bylaws and the declaration
- (b) A permanent injunction stopping the Defendants from doing any work on any area that may effect the interests of the Commercial Unit owners without the consent of the Commercial Committee and affected Commercial unit

owners.

- (c) Accordingly, Defendants are liable to Plaintiff for damage of \$5,000,000.
And additional punitive damaged for an additional \$15,000,000.



Barnet Liberman

Address and phone number

