

300 W
23rd
COOP

SHAREHOLDER QUARTERLY UPDATE

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us in 2010: Paul Manilla, Norma Mullings Page, Araceli M. Bose, Donald and Diana Lum, Benoit Bose and Torsten Schlauerbach, Rome Angelo Odom, and Vincent Lozada.

Resident Manager and Staff

The Board and residents would like to take this opportunity to thank Michael Ryan and all the building staff on all their hard work, dedication, and continued progress of the building.

UPDATE: Local Law 11 Cycle 7

The building architect, Cutsogeorge Tooman & Allen Architects (CTA) is in the process of scheduling the next step of work required by the NYC Department of Buildings (DOB) to comply every five (5) years to have a safe and maintained building façade; a scaffold drop to inspect, prepare, and finalize the necessary report/forms to see if any building façade work is required.

Douglas Elliman Property Management (DEPM) will send out a notice prior to all shareholders and residents as to when and where the scaffold drop will happen so that you can be prepared. Based on the extensive Cycle 6 work and recent localized exterior work, we are hoping the building will not require any work and we will receive the required sign-offs from the NYC DOB. If so, the building is good for another five (5) years until the next Cycle.

Upcoming Capital Projects

The NYC DOB is looking to find every opportunity to make all residential buildings comply with current and new building codes concerning safety and the environment. Just recently, the NYC DOB has required all residential buildings, in a short period of time, to comply with the two (2) following capital improvement projects: K3 elevator operating and safety codes for passenger and service elevators and installing backflow valves on all fresh water in-take pipes from the main city water supply. These are sizeable capital expenditures but the building must comply with these codes or receive large fines until we do comply.

Know Your Neighbor Committee

The next quarterly meeting of the Know Your Neighbor committee will be held on Wednesday, January 26, 2011 from 6:30-8pm (the location will be emailed to committee members). Newcomers are always welcome – if you have any questions, please contact Ken Glass, board representative for the committee, at either 300west23rdstreet@gmail.com or leave a note with the doorman.

In-House Building Updates

We have completed the cleaning and updating of the Basement hallway, laundry room, and storage bin space. Michael and the staff have made great efforts to clean up all these spaces, remove non-working equipment, and painting to make it feel fresh and new and less like a cold basement space. Thank you to Michael and all the staff! Our Board President, Charlie Starner, has also been working closely with Michael Ryan and the staff to continue updating common spaces. The next area that has just begun is the cleaning and painting of the area around the trash compactor and recycling area on each floor including the wall, compactor and stair door, and immediate floor/landing. Once completed, the staff will then proceed to update the other stair (south side) with cleaning up and painting of the service elevator and stair door and immediate floor/landing.

Enjoy Showtime and Turbo Boost!

First let us apologize on behalf of Time Warner Cable of NYC (TWCNYC) that all existing customers in the building have not yet received all the free Showtime channels and free upgrade of Turbo Boost for Road Runner customers according to our new three (3) year Agreement starting November 1, 2010. We have been assured by TWCNYC that their in-house "coding" of existing and new accounts should be done shortly, if not already, and they apologize for the delay. Please contact Ursula Dobson at Ursula.Dobson@ellimanpm.com or 212.692.6143 if you are still not receiving these benefits and you are receiving incorrect information from TWCNYC customer service agents.

Got Storage?

We hope so! We are very happy and pleased to announce that with the addition and allocation of all (17) new storage units, (2) large/full-size and (4) small/half-size bins for a total of (25) in the basement storage spaces and (11) hallway closets, we have made a big impact on the waiting list and for shareholders that have been patiently waiting for years! If you didn't realize the building had a waiting list to lease storage units once they become available, please contact Marylou Tapalla of DEPM at Marylou.Tapalla@ellimanpm.com or 212.692.8421 for additional information, lease rates for different storage units, and to be added to the waiting list. First come, first serve!

Did You Know?

Michael and the staff would like to take this opportunity to thank all of you for a great year, your wonderful generosity, and spread a little of their own favorite Holiday Cheer that they shared with us!

Michael - Jameson Whiskey & Ginger
(*So Irish & Smooth*)

Willy - Gin & Vodka
(*Easy to Mix With Cranberry & OJ*)

John - Budweiser
(*Are John & Steve Long Lost Brothers?!*)

Augustine - Rum & Screwdriver & Coors (*Hardcore*)

Ron - Diet Coke, Formerly Southern Comfort (*Thanks Janis Joplin*)

Steve - Budweiser (*Basic & Simple*)

Kenny - Guinness (*I Like Dark Ones!*)

Alex - Whiskey
(*Dry & Relaxing After Dinner*)

Arnold - Long Island Iced Tea
(*Sin I - Enough Said!!!*)

Vincent - White Wine
(*Refreshing Buzz*)

Who Knew?!

Cheers and Happy Holidays!



From the Board

We hope you enjoyed the holiday party. The Board has enjoyed serving you throughout 2010 and we wish everyone a happy and healthy holiday season and prosperous new year 2011!

Your Board of Directors:

Charlie Starner
Mike Boberschmidt
Roxanne Klinger
Ken Glass
Tom Scott
Tom Spurge
Jeff Staadt

