

**300w
23rd
coop**

SHAREHOLDER QUARTERLY UPDATE

Ken Fraga's Retirement

We would like to thank Ken Fraga for his 28 years of service to the building. As of September 1, 2011, Ken retired from his position as the afternoon doorman. Ken first joined the building's staff in 1983 and has been a mainstay ever since. The Board, shareholders and all residents thank him for his nearly three decades of dedicated service to the building and wish him all the best in his future endeavors.

New Board of Directors

Welcome your new Board of Directors: Charlie Starner – President, Tom Spurge – Vice President, Mike Boberschmidt – Treasurer, Roxanne Klinger – Secretary, Jeff Staadt – Assistant Secretary, Ken Glass and Jon Medwick – Directors.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since June: Perry Golino, Maria Pia Paganelli, Richard & Kaya Magee, Scott W. Seale, Allan Renz & Mary Glass, Philip & Anne Bradford, Candie & Jesse Harris, and Darcy Pleckham.

Lobby Professional Space

We would like to extend a warm welcome to our new tenant in the Lobby Professional Office Space, which is also a fellow shareholder and neighbor, Peter Seigleman.

Proprietary Lease Amendment

The Board would like to thank all shareholders again for your participation at the most recent annual meeting and for your votes on the proposed electrical sub-metering amendment. The discussion regarding our potential pursuit of electrical sub-metering was very compelling, candid, and civil and we think that your voices greatly contributed to a successful evening and an informed vote on an important issue. Approximately 80% of all shares were voted with 47% of them approving of the amendment to pursue sub-metering and 33% opposed; however, according to our by-laws the minority prevailed and, as such, **the proposed electrical sub-metering amendment did not pass.** Therefore, the Board will not pursue

the installation of electrical sub-metering.

While we will not be sub-metering the building, we do kindly ask that you work to conserve energy and reduce consumption whenever possible. Accordingly, we've listed some energy saving tips from the New York State Energy Research and Development Authority (NYSERDA) and posted them to the bulletin boards. We will also post these energy savings tips on the building website at 300w23coop.com. Together, we can all work to reduce our expenses as a cooperative through sensible consumption and cooperation. As always, we are very grateful for your support, your participation, and your cooperation as we strive to secure an energy-efficient future.

Film, TV, Photo & Video Shoots

Please be reminded, that the Co-op prohibits the use of Apartments for film shoots, photo shoots, and use as a location for any visually-recorded production, except in strict compliance with the building's House Rules outlining applicable rules and regulations. The current House Rules are available from DEPM and shortly on the building website at 300w23coop.com. If you are considering the use of your Apartment for a shoot location, contact Patrick O'Connor at DEPM at Patrick.O'Connor@ellimanpm.com or 212.692.6140 for the Film Shoots Application Form and fees required for review and approval by the Board of Directors.

Know Your Neighbor Committee

Thanks to our Resident Manager, Michael Ryan, and our floor captains from the Know Your Neighbor committee, we were well prepared for Hurricane Irene last month through mobilizing floor captains, communicating with neighbors, having essential supplies on hand, and ensuring terraces were cleared.

One of our major components of the Know Your Neighbor committee is emergency preparedness. We thank our members who have stepped up to serve as floor captains, some who have double-duty assigned to two floors or more.

For an emergency, everyone should have a "go bag" – a backpack stocked with your essential papers

(ID, insurance, passport) in a watertight bag, a few bottles of water, non-perishable food, and medication, a flashlight and radio with extra batteries, and cash. The best defense for any unexpected emergency is to have a plan: that's your "go bag".

The Know Your Neighbor committee is always open to new members. We meet regularly and it's also a great way to meet your neighbors. If you are interested in learning more about the committee or serving as a floor captain, mark your calendar for our next meeting, Wednesday October 26, 2011 from 6:30-8:00pm. Send an email to 300west23rdstreet@gmail.com for the location and if you have any questions about how to serve our building.

Did You Know?

The Building has a new logo and updated website – 300w23coop.com – with complete and up-to-date forms and information for your convenience including:

- Important News
- Building Projects
- Application for Purchase
- Application for Subletting
- Application for Refinancing
- Alteration Submission Package
- Move In/Out Procedures
- Work Order Procedures
- House Rules
- Terrace Guidelines
- Financial Statements
- Emergency Contact Form
- Building Staff
- Board Members
- Building Newsletters

From Our Managing Agent..

Now that fall is here and the cold weather is right around the corner, it's a good time to remind all residents that if you are considering having a through-the-window air-conditioner (A/C) unit uninstalled or removed, the Co-op requires that all A/C units must be removed by a licensed and insured professional. Neither shareholders/residents nor any building staff may remove (or install) A/C units. Storage of any removed A/C units is also the responsibility of the shareholder/resident and cannot be stored in any building common spaces. For more information on licensed and insured professionals, please contact the building Resident Manager, Michael Ryan. Enjoy the upcoming Fall season!