

300 West
23rd Street
COOP

SHAREHOLDER QUARTERLY UPDATE

Year in Review

Over the past year, the Board of Directors has enjoyed serving the residents of 300 West 23rd Street. We believe our professional and personal contributions and our dedication of time and energy to the continued progress of the building has helped improve value and quality of life. We are proud of our progress and accomplishments. As you know, we have discussed and developed several programs and overseen many projects to maintain a high standard of living at the building. Some of these include regular update memos on activities in the building, made all updated forms and policies available through the building website, continued the seasonal newsletter, maintained a watertight and energy efficient building, used staff to perform work in the building, and developed "Know Your Neighbor" program to boost emergency preparedness and increase familiarity, cooperation and friendliness among neighbors. We hope you have noticed these efforts and progress over the past year.

Can You Believe It?

Especially in these economic times, we are again proud to announce there will be no maintenance increase in January 2012! The Board, building's accountant, team at DEPM, and building staff will continue to work conscientiously and carefully scrutinize all spending while seeking to maintain the quality of our living environment and protecting our investment. Enjoy your maintenance increase free vacation!

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since September 2011: Jennifer Bergman, Anthony Urbanelli, Deborah Urbanelli and Christopher Reitmeier, and Perry Sayles and Stephen Harvey.

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 throughout the year. We would also like to welcome Vincent Francavilla on becoming our newest full time Doorman.

Upcoming Capital Projects

In the New Year, we will be finalizing the documents to start the production and

installation sometime in the summer for the final replacement of the "D line" Bathroom lot line windows for apartments on Floors 9-16. Once these eight (8) lot line windows are replaced, the building will have all new windows and terrace doors. We are in the final countdown for a long and worthwhile project! We will also be addressing some necessary and ongoing exterior localized leak repairs mainly to the East and South of the building. We know these projects may cause some inconvenience to the residents, but these capital projects are necessary to maintain that our building stays watertight. Once we have more information, the affected shareholders will be presented and notified with this information and scheduling of work.

Packages

Please be reminded that the doorman can receive only packages 24" square or smaller. Larger deliveries, such as furniture or any large delivery item must be coordinated with Michael Ryan. Packages larger than 24" square cannot be held in the building so please make certain you are home or make the required arrangements for large deliveries.

Emergency Preparedness

Did you know that each elevator cab has an emergency phone to contact the front desk that is located at the bottom of the control panel. In the event of a VERY small, manageable fire in your apartment make sure to have a fire extinguisher at-hand. Inexpensive models can be purchased at Home Depot for as little as \$20. Look for a model that can handle Type A, B and C fires since these are the most versatile. And remember to use the PASS method, PULL/AIM/SQUEEZE/SWEEP, PULL the safety chain, AIM the nozzle at the base not the flame, SQUEEZE the handle slowly, SWEEP from side to side...and always keep a safe distance.

Know Your Neighbor Committee

The next quarterly Know Your Neighbor committee meeting will be held on Wednesday January 18, 2012 from 6:30-8pm. Members will receive further info in the coming weeks regarding the location. Note: the committee is always open to new members and it's also a great way to meet your neighbors. If you have any questions about what we do, please send an email to 300west23rdstreet@gmail.com.

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 share a bit more of fun facts about themselves! Did you know what their middle name is and what food they look forward to at the Holidays?

Michael (Joseph) - Sherry Trifle
(*Figure That One Out - My Favorite!*)

Willy (Leo) - Any Dessert
(*Sweet Tooth*)

John (Phillip) - Fresh Ham
(*Meat & Potatoes Guy*)

Agustin (none) - Rice Pudding
(*Love Sugar!*)

Ron (Nicholas) - Ham & Baked Potato
(*No Turkey!*)

Steve (Francis) - Pork
(*Family Tradition*)

Arnold (Chris) - Mom's Indonesian Fried Rice & Egg Rolls
(*Makes Me Salivate!*)

Vincent (Ross) - Pasta with Sausage & Meatballs
(*Italian Christmas Tradition*)

From the Board

We hope you enjoyed the holiday party. The Board has enjoyed serving you throughout 2011 and we wish everyone a happy and healthy holiday season and prosperous new year 2012!

Your Board of Directors:

Charlie Starnier - President
Tom Spurge - Vice President
Mike Boberschmidt - Treasurer
Roxanne Klinger - Secretary
Jeff Staadt - Asst. Secretary
Ken Glass - Director
Jon Medwick - Director

