

300
W 23 RD
STREET

Summer News

Annual Shareholders' Meeting

Please be reminded that the Annual Shareholders' Meeting will take place on Monday, June 25, 2012 at 6:00pm at the Seabury Auditorium in The General Theological Seminary, 440 West 21st Street, halfway between 9th and 10th Avenues. It is very important if you are unable to attend to please sign your proxy and leave it at the front desk with the doorman before 5:00pm on Monday, June 25, 2012. This is crucial to have a quorum and conduct our annual meeting.

Summer Gathering

Please join us in the Lobby after the Annual Shareholders' Meeting to start off the summer for an informal gathering and opportunity to meet your neighbors where drinks will be provided.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since March 2012: Jane E. Scott and Theodore B. Van Itallie, Elhav, Harel and Barbara Weinstein.

Upcoming Capital Projects

We are continuing to finalize the documents required to start the production and installation sometime in late summer/early fall for the final replacement of the "D line" Bathroom lot line windows for apartments on Floors 9-16 which will complete this replacement 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.

Air Conditioners

Now that the warm weather is here, it's a good time to remind all residents that if you are considering having a through-the-window air-conditioner (A/C) unit installed or re-installed, the Co-op requires that all A/C units must be installed by a licensed and insured professional. Neither shareholders/residents nor any building staff may install (or remove) A/C units. New York City Local Law 11/98 requires that all A/C units in our building be installed with a safety bar (available from Michael Ryan) that allows them to be in place without resting against the window sash. It's a good idea to remember that we all have the power to control the building's energy costs, please make sure your A/C units are maintained properly, energy star rated, and shut off when you are not at home.

Know Your Neighbor Committee

Our next quarterly Know Your Neighbor committee meeting will be held on Wednesday July 25, 2012 from 6:30-8pm. Members will receive further information shortly about the meeting location. Our group has been evolving into a Meet Your Neighbor committee and it's an exciting time to check us out. If you're interested in learning more about our group, please contact the committee at 300west23rdstreet@gmail.com.

Did You Know?

The Building has a 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
- Application for Film & Photo Shoots
- 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 the Board

The Board has enjoyed serving the residents of 300 West 23 Street throughout the past year and we wish everyone a continued happy, healthy and prosperous 2012! We look forward to running again, and as always, continue to serve and listen to all of your concerns and comments. Have a wonderful summer!

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