

300
W 23 RD
STREET

Winter News

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 should all be proud of our progress and accomplishments.

Alex Barahona's Retirement

We would like to thank Alex Barahona for his 21 years of service to the building. Alex will be retiring from his position as a building porter due to health issues. Alex first joined the building's staff in 1992 and has been a mainstay ever since. The Board, shareholders and all residents thank him for his more than two decades of dedicated service to the building and wish him all the best in his health and future endeavors.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since September 2013: Faith Miller and Alan Scheinkman.

Congratulations!

The Board and all of your neighbors would like to send our warmest wishes to Catherine Kellner Avery, Rueben Avery, and Ewen Joseph Avery on their new baby girl Viola Mae Avery born on December 11, 2013. We finally have a baby girl in the building...look out boys!

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.

Maintenance

We are happy to announce there will only be a minimal 1.5% maintenance increase (about half of the standard cost of living increase) effective January 1, 2014 which should run the building at a realistic operating budget due to the expected real estate tax increase, contractual union salary increases, and utility rate increases. 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.

Upcoming Capital Projects

The Board has also carefully reviewed and approved a necessary assessment of \$12.00 per share spread over twelve (12) months effective January 1, 2014. This assessment is primarily required for the much needed exterior leak repairs mainly to the upper floors of the East and South of the building with work to hopefully commence in March 2014, the heating system maintenance including steam trap repair/replacement and an upgrade to our boiler system sometime in 2014 as required by NYC law, and small capacity emergency generator to power Basement water and sump pumps, Lobby intercom, and lighting in the Basement, Lobby, and one (1) Stairwell in case of power outage. We know these projects may cause some inconvenience to residents, but these projects are necessary to maintain that our building stays watertight, energy efficient, and safe and secure during disasters. Once we have more information, the affected shareholders will be presented and notified with this information and scheduling of work.

Building Website

The Building has a website – 300w23coop.com – with complete and up-to-date forms and information for your convenience including: Important News, Building Projects, Applications for Purchase, Subletting, and Refinancing, Application for Film & Photo Shoots, Alteration Submission Package, Move In/Out Procedures, Work Order Procedures, House Rules, Terrace Guidelines, Financial Statements, Maintenance and Tax Letters, Emergency Contact Form, Building Staff and Board Members, and Building Newsletters.

Know Your Neighbor Committee

The quarterly Winter Know Your Neighbor committee meeting is scheduled for Wednesday January 29, 2014 from 6:30-8pm. Location TBD and members will receive notice by email two weeks before the meeting. If you'd like to learn more information about the Know Your Neighbor committee, please contact us at 300west23rdstreet@gmail.com. Do you know CPR or are you first aid certified? Could you contact the committee at the above address or leave a note with the doorman. Thank you.

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, if they were to win the lottery, what would be the first thing they would buy and why?

Michael – NYC Penthouse
(*Live High in the Sky*)

Willy – Change Entire Appearance
(*So No One Recognizes Me!*)

John – New House
(*Old One @#\$\$%^& Up!*)

Alex – New Kidney
(*Take Care of Family and Staff*)

Agustin – Big Yacht
(*Be a Captain & Sail the Seas*)

Ron – Trip Into Space (*Why Not?*)

Steve – Something For Person I Love Most (*Just Because...*)

Arnold (Chris) – Mansion For Parents
(*Everything They've Done for Me*)

Vincent – Private Jet (*Fly Around World & Visit Every Country*)

Noe – Both Daughter's College
(*Education is So Important*)

From the Board

We hope you enjoyed the holiday party again this year. The Board has enjoyed serving you throughout 2013 and we wish everyone a happy and healthy holiday season and prosperous New Year 2014!

Your Board of Directors:

Charlie Starnier – President

Tom Spurge – Vice President

Mike Boberschmidt – Treasurer

Roxanne Klinger – Secretary

Jeff Staadt – Assistant Secretary

Ken Glass – Director

Anne Bradford – Director