

300
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STREET

Summer News

Annual Shareholders' Meeting

Please be reminded that the Annual Shareholders' Meeting will take place on Tuesday, June 24, 2014 at 6:00pm at the Seabury Auditorium in The General Theological Seminary, 440 West 21st Street, halfway between 9th and 10th Avenues.

Alex Barahona

We would like to thank Alex Barahona for his 21 years of service to the building. As of June 7, 2014, Alex is no longer working for the building as a porter. Alex first joined the building's staff in 1993 and has been a mainstay ever since. The Board, shareholders and all residents thank him for his two decades of dedicated service to the building and wish him all the best in his future endeavors.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since March 2014: Andrew J., Elizabeth A., and Laura A. Czerepak, Angelina Hsing, and Walter Cassel and David McCarthy

Capital Projects

As you are aware, the 2014 twelve monthly assessment is primarily required for the much needed exterior leak repairs mainly to the upper floors of the East and South of the building, the heating system maintenance including steam trap repair/replacement (which has been completed) and an upgrade to our boiler system (first stage completed) as required by NYC code, and hopefully a small capacity emergency generator to power Basement water and sump pumps, Lobby intercom, and lighting in the Basement, Lobby, and Stairwells in case of power outage. The exterior leak repairs project should commence within the next few weeks and we know this may cause some inconvenience to residents, but this project is necessary to maintain that our building stays watertight. Once we have more information, the affected shareholders will be notified with this information and scheduling of work.

NO SMOKING

Please be reminded that 300 West 23rd Street is a NON-SMOKING building. This includes all public spaces, lobby, hallways, stairwells, and basement areas. We would also like to remind everyone to be considerate of their neighbors by not throwing cigarette butts out of windows or down the trash chute; both create the potential for a building fire as still lit butts can land on apartment terraces, on/in A/C units, or can ignite trash in the basement compactor room. We have had reports that this has occurred which causes unnecessary danger and damages.

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 30, 2014 from 6:30-8pm. Members will be notified by email of the location. If you would like to learn more about the Know Your Neighbor committee, please contact us at 300west23rdstreet@gmail.com or leave a note for Ken Glass with the doorman.

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 2014 and have a wonderful summer!

Your Board of Directors:

- Charlie Starner – President
- Tom Spurge – Vice President
- Mike Boberschmidt - Treasurer
- Roxanne Klinger - Secretary
- Jeff Stadt – Asst. Secretary
- Ken Glass - Director
- Anne Bradford - Director