

300
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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.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since September 2014: Mathieu de Oliveira, William Zachs, Rodrigo Alonso Cabrera, and Matthew Levinson.

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

You now have received a letter in the mail that there will only be a 3% maintenance increase effective January 1, 2015 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.

Please remember, if you are currently on auto-payment for your monthly maintenance, you must adjust your payment amount immediately to avoid a monthly late fee of \$50.00. If you need your new monthly maintenance amount, please contact our Account Executive at DEPM, Steven Salargo, at steven.salargo@ellimanpm.com or 212-350-2808.

Exterior Leak Project

As mentioned in previous newsletters, the Board and DEPM continue to work with our building architect and engineer, RAND Engineering & Architecture, on the much needed and necessary exterior limited leak repairs mainly to the upper floors of the East and South of the building. Work performed in NYC always is a long and unpredictable process due to city codes and permits, site safety requirements, and weather. With that said, the work was slated to commence this fall but was purposely delayed until Spring 2015 with the staging of scaffolding, rigging, and sidewalk bridge to commence. We know these projects may cause some inconvenience to residents, but these projects are necessary to maintain that our building stays watertight. DEPM and Michael Ryan will provide notices of when any work is going to be performed and the affected shareholders will be personally notified with 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 Winter quarterly Know Your Neighbor committee meeting is scheduled for Wednesday January 28, 2015 from 6:30-8pm. Members will be notified via email of the meeting location. If you'd like to learn more about the committee, please email Ken Glass, Board representative, at 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 was their favorite toy growing up?

Michael – *Bow and Arrow*

Willy – *Tricycle*

John – *Toy Truck*

Agustin – *Homemade Wooden Go-Cart*

Ron – *Little Army Men*

Steve – *Boxing Gloves*

Arnold (Chris) – *Nintendo*

Vincent – *Teenage Mutant Ninja Turtles*

Noe – *Soccer Ball*

From the Board

We hope you enjoyed the holiday party again this year. The Board has enjoyed serving you throughout 2014 and we wish everyone a happy and healthy holiday season and prosperous New Year 2015!

Your Board of Directors:

Charlie Starner – *President*

Tom Spurge – *Vice President*

Mike Boberschmidt – *Treasurer*

Roxanne Klinger – *Secretary*

Jeff Staadt – *Assistant Secretary*

Ken Glass – *Director*

Anne Bradford – *Director*