

WINTER NEWS

300 WEST 23RD STREET OWNERS CORPORATION

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 a car, what type of car would they be and why?

Michael – Porsche
(wife says so!)

Willy – Hummer (big)

Ron – Mustang (sporty)

Agustin – BMW (popular)

Arnold (Chris) – Maybach Benz
(comfortable)

Vincent – Lamborghini (fast)

Noe – Tesla (environmental)

Mario – Range Rover (status)

Oliver – Rolls Royce (luxury)

From the Board

We hope you enjoyed the holiday party again this year. The Board has enjoyed serving you throughout 2016 and we wish everyone a happy and healthy holiday season and prosperous New Year 2017!

Your Board of Directors:

Charlie Starnier – President

Roxanne Klinger – Vice President

Nancy Gross – Treasurer

Anne Bradford – Secretary

Chris Gembinski – Director

Ken Glass – Director

Brandon Teitelbaum – Director

Year in Review

The Board has enjoyed serving the residents of 300 West 23rd Street over the past year. 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.

Congratulations!

The Board and all of your neighbors would like to send our warmest wishes to Torsten Schlauersbach and Benoit Bosc on their new baby boy Tristan Kelvin Bosc, and Michael Brister-Simon, Mario Simon, and their daughter Penelope Simon on their new baby boy Leandros Simon.

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 be a 2.5% maintenance increase effective January 1, 2017 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 / 212-350-2808 or Assistant at DEPM, Alexis Brownstein at alexis.brownstein@ellimanpm.com / 212-692-8350.

Letter to Santa?

Even though the original mail chutes on each floor by the elevators are very charming and convenient, they may not always be reliable to get your letter to the main box in the lobby. We suggest you put your letters directly into the main box in the lobby to assure the mail carrier picks them up daily and your letter to Santa gets to the North Pole!

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 tentatively scheduled for Wednesday January 25, 2017 from 7-8pm. Please join us. If you have any questions, contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com. Committee members will be notified of the meeting location one week prior to the meeting.