

# SPRING NEWS

## 300 WEST 23RD STREET OWNERS CORPORATION

### Did You Know?

The Proprietary Lease and House Rules have very strict and specific rules and regulations for Guests and Sublets as follows:

- Paragraph #14 of the Proprietary Lease stipulates that the "Use of Premises" is limited to shareholder(s) and immediate family (such as spouse, registered domestic partner, parents, grandparents, children) and one (1) other non-immediate family member as long as the shareholder resides in the apartment with them simultaneously and full-time. Otherwise, they are considered guests.
- The Proprietary Lease does not permit long-term guests or a high interchange of guests in the apartment while the shareholder(s) is not in residency.
- Guest forms must be completed and handed in to the front desk for each guest. The guest term has a maximum duration of one (1) month. Guest forms are available at the front desk or from the building website at 300w23coop.com.
- Guests going beyond a one (1) month stay are considered a sublet regardless if you are collecting rent or not from the subtenant.
- The Proprietary Lease and House Rules stipulate you must have owned stock and lease of your apartment for a minimum of one (1) year prior to considering subletting.
- Sublets are for a one (1) year term and must be submitted through DEPM, reviewed, and approved by the Board. A second year is possible from the same or another subtenant but must follow the same guidelines and submitted in writing through DEPM. The Co-op has a subletting period of two (2) years maximum, but the Board will consider additional one (1) year requests over the maximum two (2) years on a case-by-case basis.
- If you wish to sublet, an application must be filled out with the required fees. This application is available from Ms. Sonia Dottin at DEPM, 212-692-6149 or Sonia.Dottin@ellimanpm.com, or from the building website at 300w23coop.com.

### New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since December 2017: Justin Lederer and Patrick J. Tobin.

### Upcoming Projects

The Board, Michael Ryan, and DEPM are currently discussing and receiving bids for some upcoming building projects including: passenger elevators modernization, specific repairs to the 23rd Street and 8th Avenue sidewalks, and new trees for the front entrance sidewalk planters. As soon as we have the specifics on the passenger elevators modernization project, DEPM and Michael Ryan will send out letters, notices, and emails informing all of the shareholders and residents of the scheduling and preparations that will be needed since this project will be a large undertaking.

This project will include replacing all of the machinery, operating systems, and components but nothing to do with the interior of the passenger elevator cabs. Additionally, this passenger elevators modernization project will be a large capital expense that was already budgeted/accounted for when we refinanced the building's mortgage therefore there will not be a capital assessment to shareholders. As always, we appreciate your patience and understanding during these building projects.

### Spring Cleaning

Michael and the staff have started their annual spring cleaning including patch/repair and repainting of hallway walls and apartment doors, polishing of all the hallway floors, and painting the basement hallway, storage rooms, and laundry room floors. The Board and residents would like to take this opportunity to thank Michael Ryan and all the building staff on their hard work, dedication, and great efforts to update and keep the building clean.

### Air Conditioners

Spring is here! Now that the warmer weather is approaching, 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

Please join members of the Know Your Neighbor committee for our annual Spring Fling lobby party on Thursday May 3, 2018 in the lobby from 7-9pm. Come, meet, and catch up with your neighbors for delicious food and beverages...the party is brought to you by members of the committee. For more information, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com.

### Union Workers Strike Contingency Plans

As just received, DEPM issued a letter and protocols in the event of a potential STRIKE by building service employees since the collective bargaining agreement between the Services Employees International Union, Local 32B-32J, and the Realty Advisory Board on Labor Relations Incorporated expires at midnight on Friday evening April 20, 2018 after its current four-year contract. A failure to reach a settlement before that deadline means that a STRIKE by your unionized employees is a possibility. This contract covers all the employees in the building except the resident Manager, Michael Ryan, whose contract expires in June 2018. While we hope that a strike can be averted, we will be fully prepared to cope with whatever difficulties may arise in the event that one does occur. We also believe, as do the members of the Realty Advisory Board Negotiating Committee that the best and most efficient motivation for a quick settlement is an effective contingency plan and that is why we provided you and your building residents with a separate letter and protocols. If you have any questions or need any additional information, please contact your Account Executive at DEPM, Amelia Ahne, at 212-692-6156 or Amelia.Ahne@ellimanpm.com.