

SUMMER NEWS

300 WEST 23RD STREET OWNERS CORPORATION

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 2018-2019 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 2019 and have a wonderful summer!

Your Previous 2018-2019 Board of Directors:

Charlie Starner - President
 Roxanne Klinger - Vice President
 Nancy Gross - Treasurer
 Anne Bradford – Secretary
 Chris Gembinski - Director
 Alan Momeyer - Director
 Brandon Teitelbaum - Director

Annual Shareholders' Meeting

The Annual Meeting of Shareholders took place on Tuesday, June 18, 2019 at The General Theological Seminary. We are pleased that approximately 68% of the shareholders attended either in person or by proxy. The Board thanks everyone who attended and the great show of interest in the operation of the building. The following shareholders were elected to serve on the Board of Directors for the 2019-2020 term: Christopher Gembinski, Nancy Gross, Roxanne Klinger, Jon Medwick, Alan Momeyer, Charles Starner, and Brandon Teitelbaum.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since March 2019: Raymond Fredrich Allyn. Congrats to existing shareholders Jason Somerfeld and David Perlman in purchasing adjacent apartments to create combinations.

Happy Anniversary

We would like to congratulate our incredible Resident Manager, Michael Ryan, on his nine (9) year anniversary on April 26, 2019. We all would like to take this opportunity to thank you Michael on the huge impact you have made in the building the last nine years!

Elevator Modernization

We're almost there!!! We passed our City DOB inspection for the South elevator and hope you have been enjoying both elevators working together again.

The following punchlist items will need to be addressed:

- Adjustments for the first couple weeks for fine-tuning and any possible problem resolution. These adjustments may require each elevator to be taken out of service for up to a few hours at a time.
- The "bounce" noticed by some will continue for a short period then be minimal. The bounce is a natural process as the new cables adjust and

stretch. After a period of time, each elevator will be taken out of service for approximately 1/2 day in order to shorten the stretched cables, reducing the effect.

- A return to programmed resting floors. Once needed adjustments are made, we will set the elevators to provide "Lobby Preference", meaning that one elevator will rest at the Lobby level, while the other will rest on the 11th floor between calls as discussed and voted for by Shareholders at the Annual Meeting.
- Fine-tuning of aesthetic items such as the hallway wall call stations and the elevator cab control panels.

We again thank everyone for their patience and understanding during this lengthy project.

Recycling

We have continued our recycling efforts to maintain the building and environment. This includes a separate container for ALL glass, plastic and metal and a separate container for ALL paper recycling at each floor's compactor/trash chute. In addition, we have located in the Laundry Room a plastic container in the front to recycle your old batteries, CD/DVD's, etc., a recycle container for discarded electronic equipment and small electrical appliances and a separate donation container for clothes, shoes, and handbags both located in the back, and as always, a book recycling at the back of the Laundry Room. Recycling is mandatory and very important, so please do not discard any glass, plastic, metal or paper down the compactor/trash chute, only waste, and please rinse everything prior to putting into the recycle containers.

Know Your Neighbor Committee

The Summer quarterly Know Your Neighbor committee meeting is tentatively scheduled for Wednesday July 31, 2019 from 7-8pm. Please join us. If you have any questions, contact Ken Glass at the committee email: 300west23rdstreet@gmail.com. Committee members will be notified of the meeting location one week prior to meeting.