

300 W  
23rd  
COOP

# SHAREHOLDER QUARTERLY UPDATE

## Proprietary Lease Amendments

We are pleased to announce the two (2) proposed amendments to Paragraphs 14 and 16 (a)(vi) & 16(b) to the Proprietary Lease concerning Domestic Partners occupancy and transfer of shares passed respectively with 77.04% and 77.57% votes in favor. The Board of Directors and your fellow shareholders would like to thank you for voting!

## New Neighbors

Please join the Board of Directors in welcoming the new shareholders who have joined us since the beginning of summer: Vincent Lozada and Rome Odum.

## Resident Manager

The Board and residents would like to take this opportunity to congratulate Michael Ryan on his first six (6) months and the positive impact he has already had on the building. He is definitely a great addition to the building staff and to the continued progress of the building.

## Resident Evil

As some of you may be aware, we had a small fire on the Second Floor west side roof of the building a few weeks ago. Some minor damage occurred to the roof membrane and Lobby north fire stair door when the NYC Fire Department responded. The exact cause of this was not determined but based on the facts collected, we think it was due to an ongoing problem of residents throwing still-lit cigarette butts and other debris out windows and off terraces and landing in flower boxes and air conditioners.

Please consider that the cigarette butt you flick could easily be blown back inside through someone's or even your own open window or land on something flammable on a terrace/roof below your own. These can become unnecessary repair costs to the Co-op that we can't afford and can be easily avoided. Let's try to consider your neighbors picking cigarette butts and debris out of their flower boxes and off their terraces, windowsills and air conditioners.

## Local Law 11 Cycle 7

The building architect, Cutsogeorge Tooman & Allen Architects (CTA), has completed the initial inspection of the building as required by the NYC Department of Buildings (DOB) to comply every five (5) years to have a safe and maintained building façade. CTA is in the process of preparing the necessary report/forms to see if any building façade work is required.

Based on the extensive Cycle 6 work and recent localized exterior work, we are hoping the building will not require any work and we will receive the required sign-offs from the NYC DOB. If so, the building is good for another five (5) years until the next Cycle.

## Basement Cleaning

We have completed the required cleaning of the Basement storage locker space by the NYC Fire Department. Michael and the staff have

also made great efforts to clean up other spaces and remove non-working equipment. As you may know, the building book exchange has moved to the back of the laundry room and we would like to thank Board member, Tom Spurge, for donating his time and services to help build the incredible new book shelves. Paint colors have been decided upon and the painting of the Basement hallway and laundry room will happen shortly. We will notify you when this work will happen. Sorry for any inconvenience in advance.

## Time Warner Cable

Our Board President, Charlie Starner, has great news for all current and new residents on his negotiations with the new three (3) year Agreement with Time Warner Cable of NYC (TWCNYC). Starting November 1, 2010, the building will receive the current Basic digital cable service and channels at the same 2010 rate with no increases, free Showtime channels, and free upgrade of Turbo Boost for Road Runner customers for the entire three (3) year Agreement. Residents who currently have digital cable TV service with TWCNYC will also receive discounted charges of \$29.95 each per month for Digital Phone services and Road Runner High Speed Internet services. Enjoy!

## Got Storage?

With the cleaning of the Basement storage locker space and continued efforts of the Board and Michael, we have found valuable space in the existing Basement storage area and residential hallways. We are in the process of adding two (2) large/full-size and four (4) small/half-size bins in the Basement storage space and cleaning, painting, and lighting approximately ten (10) hallway closets to be available for lease as they are finished by the building staff.

The addition of approximately sixteen (16) new storage units should make a big impact on the waiting list and very exciting news for shareholders that have been patiently waiting for years! Didn't realize the building had a waiting list to lease storage units once they become available, please see Did You Know? for details.

## Know Your Neighbor Committee

The next quarterly meeting of the Know Your Neighbor committee will be held on Wednesday, October 20, 2010 from 6:30-8pm (the location will be emailed to committee members). Newcomers are always welcome – if you have any questions, please contact Ken Glass, board representative for the committee, at either [300west23rdstreet@gmail.com](mailto:300west23rdstreet@gmail.com) or leave a note with the doorman.

If you're interested in serving as a floor captain – in the event of an emergency – let us know. If you haven't already completed a Know Your Neighbor information sheet ... please do so. Blank forms available with the doorman or at [300w23coop.com](http://300w23coop.com). It is essential that we have this information in the event of an emergency, and will make us aware if you have any pets or special needs.

## Did You Know?

The building has a waiting list for storage units in the Basement and now for the newly found and updated residential hallway closets available. Currently all existing Basement storage bins are being leased but we are adding two (2) large/full-size and four (4) small/half-size bins and approximately ten (10) hallway storage units that will be offered to shareholders on the current waiting list. Are you interested in leasing a storage unit? Please contact Marylou Tapalla at DEPM at [Marylou.Tapalla@ellimanpm.com](mailto:Marylou.Tapalla@ellimanpm.com) or 212.692.8421 for additional information, monthly lease rates for different storage units, and to be added to the waiting list. First come, first serve!



## From the Managing Agent

Hope you all enjoyed the warm weather and vacations summer brought! We would like to remind you that if you are considering removing your air-conditioner for the cold months ahead, the Co-op requires that all air conditioners must be removed by a licensed and insured professional. Neither shareholders/residents nor any building staff may remove (or install) air conditioning units.

Storage of any removed air conditioning units is also the responsibility of the shareholder/resident and cannot be stored in any building common spaces. For more information on licensed and insured professionals, please contact the building Resident Manager, Michael

Ryan, or  
Marylou  
Tapalla at  
DEPM.  
Enjoy the  
upcoming  
Fall season!

