

300w
23rd
coop

SHAREHOLDER QUARTERLY UPDATE

Thank You

The Board would like to thank Jeff Monford for the past six years of his valued service on the Board and to making the building a better place for all of the residents. Unfortunately due to work commitments outside of New York, Jeff has resigned from the Board and we have replaced him with Tom Scott.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since the start of 2010: Paul Manilla, Aracelli Bose and Norma Paige.

Superintendent

As you know, Bill Bowling has officially retired as the Building Superintendent. Bill has been gracious enough to stay with us on a week-to-week basis until we have a new superintendent. DEPM and the Board are currently in the process of interviewing several qualified candidates and are hoping to have a new superintendent very soon.

Basement Cleaning

We are in the process of starting a major basement cleaning including reorganizing and freshening up with painting of the floors. Sorry in advance for any inconvenience this may cause and we will notify you when any type of work will happen.

Hallway Floors

The major overhaul to the hallway floors including stripping, drilling, re-grouting, waxing and polishing has been completed for all floors. Bill and the staff have done an incredible job and have saved the Coop a considerable amount of money to have an outside contractor do the work. Bill and the staff are now starting a regular maintenance schedule for periodic waxing and polishing to help preserve and keep the floors looking great.

Spring is Here!

Recently residents with a terrace/roof received updated guidelines/rules for the proper use and maintenance of these areas. These updated terrace/roof guidelines/rules will become part of the soon to be updated House Rules and part of the Alteration Agreement. Please note, the maintenance of a resident's terrace/roof, including the clearance and functioning of terrace drains, is the responsibility of that resident, regardless of the source of any debris or other

matter that may interfere with terrace integrity or drainage. You will also be able to find these documents and other important information on the building website at 300w23coop.com.

New Project

The NYC Department of Buildings (DOB) requires buildings over six stories to comply every five years to have a safe and maintained building façade. This work formerly known as Local Law 11 is now called Façade Inspection & Safety Program (Cycle 7). Our window of opportunity for Cycle 7 is from February 21, 2010 to February 28, 2012.

From experience, it is better to perform this work sooner than later. The preliminary work should only require a single scaffold drop on all four facades of the building to document the condition of the building exterior with no sidewalk bridges on the 23rd Street or Eighth Avenue side since no work is being performed.

Once this inspection is completed, forms will be filed by the Building architect to see if any exterior façade work is required. Based on the extensive Local Law 11 Cycle 6 work from three years ago and the recent localized exterior work to the south and east facades of the building, we are hoping the building will not require any work and we will receive the necessary sign-offs from the NYC DOB. We will send out notices once scaffold drops are scheduled.

Know Your Neighbor Committee

The next quarterly meeting of the committee will be on Wednesday, April 28. Committee members will get an email with further information regarding the location. New members are always welcome. Please contact Ken at 300west23rdstreet@gmail.com if you have any questions. The committee is a great forum to meet neighbors and to learn more about emergency preparedness. One committee member is currently enrolled in the Community Emergency Response training class from the city's Office of Emergency Management.

Reminder: if you haven't completed your confidential information sheet, or need additional copies to update any data, you can download the form on our building's web site: www.300w23coop.com or pick up a copy from the doorman. Remember this information is vital. For example, if there were a gas leak in the building while you were at work, we would have the information on file that you have a pet and could make the emergency service workers aware of this.

Did You Know?

At midnight on Tuesday April 20, 2010, the current contract with the Building Service Employees Union Local 32B-32J will expire, creating the possibility of a STRIKE.

We have many seasoned and experienced individuals working on our behalf and they have developed a preparedness plan designed to maintain our building's security and minimize daily disruptions to our residents in case of a strike. We would like to advise you of some of the general items that may affect all residents in the event of a strike as follows:

- All access in and out of the building will be through the building front door only and will be protected by a security guard or off duty law enforcement officer. Residents will be asked to volunteer their time to assist in Lobby security and other required services.
- All move-ins and move-outs, deliveries, etc. will be suspended.
- All contractor work, both in the building and in individual apartments will be suspended.
- Resident Basement storage areas will be closed and inaccessible.
- Changes in garbage collection procedures will be implemented.
- Entertaining should also be kept to a minimum during the strike period for the ease and safety of your neighbors.

From the Managing Agent

Shareholders intending to remodel or renovate their apartments (including Kitchens, Bathrooms, or alteration of existing structures within apartments) must complete an alteration application, which includes an Alteration Agreement signed by the shareholder, for review by the Coop's Board of Directors and Building architect. The review may require the submission of additional documentation. Changes to the form or structure of the apartment or the plumbing/electrical must be formally reviewed by the Corporation's architect and any related fees will be borne by the shareholder.

Importantly, any time a shareholder removes/replaces tile or fittings in a Bathroom or cabinets in a Kitchen, the shareholder must have the branch-line supply and waste pipes replaced to the point where these pipes join the waste or supply risers. This is essential because branch lines are vulnerable to leakage once they have been disturbed by any sort of renovation, based on their having been in place when the building was constructed in 1931. This branch line replacement must be performed by a licensed plumber as part of any renovation/remodeling project and undertaken with oversight and approval by the superintendent. Branch line replacement is the financial responsibility of the shareholder. You will be able to find the Alteration Agreement and other important information on the building website.

