

**300w  
23rd  
coop**

# SHAREHOLDER QUARTERLY UPDATE

## Our Condolences

We extend our deepest sympathy to Greg Johnson, longtime resident of the building, on the passing of his beloved partner Joseph Frank Polacek, 1928-2011. Joe and Greg recently celebrated their 41st anniversary. Joe was a dear friend, lovely neighbor, and his loss has impoverished us all. A long time neighbor and resident of the community, Joe offered us with a look at our surroundings, part memoir and part historical discourse, to enhance our appreciation for our building and neighborhood as part of the Building History button on our website.

We would also extend our deepest sympathy to our fellow board member, Mike Boberschmidt, on the passing of his brother Phil Boberschmidt.

## Annual Shareholders' Meeting

Please be reminded that the Annual Shareholders' Meeting will take place on Tuesday, June 21, 2011 at 6:00pm at the Mutual Redevelopment Community Meeting Room, 343 Eighth Avenue, just four blocks north at 27th Street. It is very important if you are unable to attend to please sign your proxy and return in the stamp addressed envelope provided ASAP, fax it to Patrick O'Connor at 646-843-2576, or leave it at the front desk with the doorman before 5:00pm on Tuesday, June 21, 2011. This is crucial to have a quorum and conduct our annual meeting.

## Proprietary Lease Amendment

A Proprietary Lease Amendment, concerning Paragraph 47 – "Installation of Mast Meter" or installation of a sub-metering system for utilities, specifically electricity, was re-issued for a vote to shareholders. This requires a "super majority" (75% or more of outstanding shares) for this amendment to be adopted. The Board feels it is important enough that we continue to bring this to your attention, because this system is crucial in helping the Building and Corporation manage and contain our maintenance costs both now and in the future. We have the chance to make a positive impact on the Building, and the environment while

controlling our monthly maintenance charges. Please vote!

## New Account Executive

The Board would like to thank Ursula Dobson for all her dedicated years of service and valuable experience as Account Executive while at Douglas Elliman Property Management (DEPM) in making our Building and Cooperation a better place. Ursula unfortunately has resigned from DEPM and moved on to new endeavors. We wish her the best and good luck! Please welcome our new Account Executive for DEPM, Patrick O'Connor, which can be reached at tel. 212-692-6140, fax 646-843-2576, or email at Patrick.O'Connor@ellimanpm.com. Marylou Tapalla will continue to service the account as the Management Supervisor primarily as Alterations Coordinator.

## UPDATE: Local Law 11 Cycle 7

Great News! The scaffold drop to inspect, prepare, and finalize the necessary report/forms to see if any building façade work is required to have a safe and well maintained building façade has been completed by the building architect, Cutsogeorge Tooman & Allen Architects (CTA), and NO work is required! CTA has submitted the safe report to the NYC Department of Buildings (DOB), along with the letter of proper window A/C installations required by NYC code, and we are waiting to receive the required sign-offs from the NYC DOB. Once received, the building is good for another five (5) years until the next Cycle.

## Know Your Neighbor Committee

The next quarterly meeting of the Know Your Neighbor committee will be held on Wednesday July 27, 2011 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 by either email: 300west23rdstreet@gmail.com or leave a note with the doorman. As we approach summer, it's extremely important that every apartment have a least one flashlight with extra batteries in case of a power outage.

## Summer Refreshments!

Michael and the staff continue to update the back-of-house spaces including cleaning and painting in stairwells, recycling area, and service elevator on each floor. Michael and the staff have also started their continued efforts to keep each floor's Hallways cleaned, waxed, and polished and have posted a notice at the front desk and bulletin boards letting residents know when each Hallway will be scheduled. The Board and residents would like to thank Michael and staff on their hard work and dedication.

## Air Conditioners

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 building staff may install or remove A/C units. NYC Local Law 11/98 requires that A/C units be installed with a safety bar (available from Michael Ryan) that allows them to be in place without resting against the window sash. 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.

## Did You Know?

The Building has a new logo and updated website – 300w23coop.com – with complete and up-to-date forms and information for your convenience.

## From the Board of Directors...

The 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 2011! We look forward to running again, and as always, continue to serve and listen to all of your concerns and comments. Have a great summer!

Charlie Starnier – President  
Tom Spurge – Vice President  
Mike Boberschmidt – Treasurer  
Roxanne Klinger – Secretary  
Jeff Staadt – Asst. Secretary  
Ken Glass – Director  
Tom Scott – Director