

AUTUMN NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

The Building has a waiting list for storage units in the Basement and residential Hallway closets but some new Basement spaces are being offered exclusively by the Commercial Store Owner. Are you interested in leasing a storage unit? Please contact Marylou Tapalla at DEPM at Marylou.Tapalla@ellimanpm.com or 212.692.8421 for additional information, monthly lease rates for different size storage units, and to be added to the waiting list. If you are interested in the Basement bicycle room, which is currently free of charge and currently full, please contact our Resident Manager, Michael Ryan, to be put on the waiting list. First come, first serve!

From the Managing Agent

Now that fall is here and the cold weather is right around the corner, it's a good time to remind all residents that if you are considering having a through-the-window air-conditioner (A/C) unit uninstalled or removed, the Co-op requires that all A/C units must be removed by a licensed and insured professional. Neither shareholders/residents nor any building staff may remove (or install) A/C units. Storage of any removed A/C 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. Enjoy the upcoming Fall season!

New Board of Directors

Thank you to all the Shareholders who attended the Annual Shareholders' Meeting on June 30, 2015 at the Seabury Auditorium in The General Theological Seminary. Welcome your elected Board of Directors: Charlie Starner – President, Roxanne Klinger – Vice President, Mike Boberschmidt – Treasurer, Anne Bradford – Secretary, Tom Spurge – Assistant Secretary, Bari Zahn and Brandon Teitelbaum – Directors. Since the Annual Meeting, Tom Spurge has unfortunately resigned since he and his wife Nancy are moving from the building and the Board elected Elizabeth Haynes to replace him.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since June 2015: Ryan Yaraghi, William Zachs, and Tenley Marie and Timothy Gerard Williamson.

Façade Repair Project

The end of the masonry work seems to be coming to a close for the much needed and required exterior leak repairs mainly to the upper floors of the East and South side of the building and Roof Tank Room. The building engineering firm, RAND, has been closely monitoring the work along with Steven Salargo and Michael Ryan. RAND and the contractor, DNA, have been providing weekly reports to DEPM, Michael Ryan and the Board.

The new last bit of additional work in combination with this Façade Repair Project required is the re-caulking between parapet wall coping stones and railing posts, addressing the integrity and restoring of the terrace handrail and guard assemblies as now required by DOB Local Law 11 façade inspections and code, and the scraping, priming and painting of all the terrace railings and posts. The Board, Steven Salargo, and Michael Ryan are working with RAND and DNA to try and expedite this additional work as much as possible to minimize the additional impact of work outside the building and schedule of construction required. With the few long lead items left for the completion of the masonry work and the new last bit of additional work, we are anticipating the beginning to mid November for the completion of all the exterior work. Pipe scaffolding, rigging, and the 8th Avenue sidewalk bridge will be removed once work is completed.

As in any exterior project of this magnitude, many issues could arise (i.e. DOB and site safety

delays, permits, weather, material availability/lead times, and unexpected issues/repairs that become apparent once this work is being performed) and RAND, DNA, Steven Salargo, and Michael Ryan have been there every step of the way to address these issues in a professional and expeditious manner. As always, we understand the inconvenience and frustration these projects put all of us under, and we appreciate your patience and understanding during these projects.

Recycling

As you may know, the Board and Michael Ryan 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.

Lastly and VERY IMPORTANT, do not discard of any hypodermic needles or medical waste down the compactor/trash chute, since we had a recent incident of a building employee getting stuck with a used hypodermic needle and requiring medical services immediately. Please keep in apartment and contact our building resident manager, Michael Ryan, to dispose of this properly. Thank you for your cooperation.

Know Your Neighbor Committee

Please join members of the Know Your Neighbor committee for our annual Autumn Lobby Party on Thursday September 24, 2015 from 6-8pm. Come, meet, and catch up with your neighbors for delicious food and beverages. The party is brought to you by committee members.

The Autumn quarterly Know Your Neighbor committee meeting is scheduled for Wednesday October 21, 2015 from 7-8pm. Please join us and if you'd like to learn more about the committee, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com. Committee members will be notified of the meeting location one week prior to the meeting.