

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 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 2015 and have a wonderful summer!

Your Board of Directors:

Charlie Starnier - President

Tom Spurge - Vice President

Mike Boberschmidt - Treasurer

Roxanne Klinger - Secretary

Jeff Staadt (part-time/resigned) -

Asst. Secretary

Elizabeth Haynes (part-time/Board

elected) - Asst. Secretary

Ken Glass - Director

Anne Bradford - Director

Annual Shareholders' Meeting

Please be reminded that the Annual Shareholders' Meeting will take place on Tuesday, June 30, 2015 at 6:00pm at the Seabury Auditorium in The General Theological Seminary, 440 West 21st Street, halfway between 9th and 10th Avenues.

Congratulations

The Board, residents, and staff would like to congratulate our building porter/ doorman Noe Salas, his wife Marychele, and their children on their May 15, 2015 marriage.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since March 2015: Benjamin J. Charvat, Timothy Arthur and David Randall Wohlstadter-Rocha.

Façade Repair Project

The 2015 much needed and required exterior leak repairs mainly to the upper floors of the East and South side of the building started approximately two months ago. 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.

RAND has supplied this current report as follows: DNA has been in the process of presenting all submittals and samples for the work along both south and east facades of the building. RAND has performed initial scaffold drop inspections at three different locations so far to review their mock-ups for brick removal and replacement, brickwork and stonework repointing, windowsill replacement and waterproofing, scraping/priming and painting of window lintels as well as weep vent installation and waterproofing. RAND approved all waterproofing installation and brickwork mortar joint cutting and stonework removal DNA presented. DNA will call RAND to inspect once they close all newly exposed and waterproofed mock-up areas. Then RAND will be performing site visits approximately 2 times a week once all submissions are complete and approved. RAND expects to be on schedule and within budget from their initial scaffold drop inspections.

In addition, we have also put out a proposal for bids to do work in

combination with this Façade Repair Project regarding the integrity and restoring of the terrace handrail and guard assemblies (as now required by DOB Local Law 11 façade inspections and code) along with possibly replacing the last two (2) terraces that still have the original quarry tile and replacing it with the updated raised paver system.

As always, 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 try and 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

The Know Your Neighbor committee will be conducting its summer quarterly meeting on Wednesday July 29, 2015 from 7-8pm. Members will be notified by email of the location. If you would like to learn more about the Know Your Neighbor committee, please contact us at 300west23rdstreet@gmail.com or leave a note for Ken Glass, Board representative, with the doorman. Do you have the basic emergency supplies in your apartment such as a flashlight and extra batteries?