

# WINTER NEWS

## 300 WEST 23RD STREET OWNERS CORPORATION

### Did You Know?

Michael and the staff would like to take this opportunity to thank all of you for a great year, your wonderful generosity, and share a bit more of fun facts about themselves! Did you know, what is their favorite movie?

Michael - *The Shawshank Redemption*

Willy - *Star Wars*

John - *Star Wars*

Agustin - *Scarface*

Ron - *The Exorcist*

Steve - *Sands of Iwo Jima*

Arnold (Chris) - *The Goonies*

Vincent - *My Cousin Vinny*

Noe - *The Matrix*

### From the Board of Directors

We hope you enjoyed the holiday party again this year. The Board has enjoyed serving you throughout 2015 and we wish everyone a happy and healthy holiday season and prosperous New Year 2016!

Your Board of Directors:

Charlie Starner - *President*

Roxanne Klinger - *Vice President*

Mike Boberschmidt - *Treasurer*

Anne Bradford - *Secretary*

Elizabeth Haynes - *Assistant Treasurer*

Brandon Teitelbaum - *Director*

Bari Zahn - *Director*

### Year in Review

The Board has enjoyed serving the residents of 300 West 23rd Street over the past year. We believe our professional and personal contributions and our dedication of time and energy to the continued progress of the building has helped improve value and quality of life. We should all be proud of our progress and accomplishments.

### New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since September 2015: Mirel & Eileen Abramovici and Raffaele Ferraioli & Rosemary Palladino.

### Resident Manager and Staff

The Board and residents would like to take this opportunity to thank Michael Ryan and all the building staff on all their hard work, dedication, and continued progress of the building throughout the year.

### Maintenance

You now have received a letter in the mail that there will be a 3.6% maintenance increase effective January 1, 2016 which should run the building at a realistic operating budget. Of this 3.6% increase, 1.9% is due to the expected real estate tax increase, contractual union salary increases, and utility rate increases. The other 1.7% is for the refinance of the mortgage to add funding to the reserve fund to aid capital projects over the next 10 years and to move away from interest-only financing so we can begin to pay down our principal at historically low interest rates. The Board, building's accountant, team at DEPM, and building staff will continue to work conscientiously and carefully scrutinize all spending while seeking to maintain the quality of our living environment and protecting our investment.

**Please remember, if you are currently on auto-payment for your monthly maintenance, you must adjust your payment amount immediately to avoid a monthly late fee of \$50.00. If you need your new monthly maintenance amount, please contact our Account Executive at DEPM, Steven Salargo, at [steven.salargo@ellimanpm.com](mailto:steven.salargo@ellimanpm.com) or 212-350-2808.**

### Proposed Amendment

You should have also received a package in the mail as a follow up to the favorable interest from shareholders at the Annual Meeting for the Proposed Amendment to the Proprietary Lease to vote on increasing the Transfer Fee ("Flip Tax") from currently \$10/share to 1% of gross sales price and grandfathering all existing shareholders. We have held two additional informational meetings in the Lobby over the last couple weeks to discuss and answer questions relating to this proposed amendment and considering proposing more if needed. **It is very important for you to vote, either in favor or not, and please return your confidential ballot to the front doorman desk ASAP. If you need a ballot, extra copies are at the front doorman desk or please contact our Account Executive at DEPM, Steven Salargo, at [steven.salargo@ellimanpm.com](mailto:steven.salargo@ellimanpm.com) or 212-350-2808.**

### Exterior Leak Project

We are finally finished with the masonry work for the much needed and required exterior leak repairs, 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 scraping, priming and painting of all the terrace railings and posts. 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.

### Building Website

The Building has a website - [300w23coop.com](http://300w23coop.com) - with complete and up-to-date forms and information for your convenience including: Important News, Building Projects, Applications for Purchase, Subletting, and Refinancing, Application for Film & Photo Shoots, Alteration Submission Package, Move In/Out Procedures, Work Order Procedures, House Rules, Terrace Guidelines, Financial Statements, Maintenance and Tax Letters, Emergency Contact Form, Building Staff and Board Members, and Building Newsletters.

### Know Your Neighbor Committee

The Winter quarterly Know Your Neighbor committee meeting is scheduled for Wednesday January 27, 2016 from 7-8pm. Please join us. If you have questions, contact Ken Glass at the committee email: [300west23rdstreet@gmail.com](mailto:300west23rdstreet@gmail.com). Members will be notified of the meeting location one week prior.