



December 8, 2014

All Shareholders
300 West 23rd Street Owners Corp.
300 West 23rd Street
New York, NY 10011

Re: 2015 Maintenance Increase

Dear Fellow Shareholders:

It should come as no surprise that the Corporation's operating expenses tend to increase every year primarily due to the cost of living. Mortgage payments, real estate taxes and unionized labor make up more than 70% of the operating budget and are either fixed or consist of items over which we have little or no control. In 2015, we must implement an increase in the monthly maintenance to remain within our projected budget for operating the Corporation next year. Once again as in previous years, we anticipate the required increase largely due to higher real estate taxes the City of New York is expected to impose, new unionized labor/employee agreement that was approved and implemented city wide in April 2014, and utilities including water, sewage, heating oil and electricity of which water/sewage and electricity seem to be the highest increases anticipated. While several of these factors contributing to the increase are not within our control, there are measures that each resident can take to aid the financial betterment of our building. The Board would like to take this opportunity to remind residents to be conscious of their individual water and electricity consumption as it directly affects the annual budgeting numbers and increases.

The Board, the building accountant Michael A. Rozycki, and the team of Douglas Elliman Property Management (Steven Salargo, Marylou Tapalla, and Darcy Green) met for the annual year-end budget meeting for several hours and discussed the 2014 income and expenses and the 2015 projected budget. After much deliberation, the Board of Directors has adopted an operating budget that calls for a **maintenance increase of 3% effective January 1, 2015** which should run the building at a realistic operating budget due to the expected real estate tax increase, contractual union salary/benefit increases, and utility rate increases. We understand that any increase in maintenance is difficult, however we believe that responsible financial management requires that maintenance charges cover operating costs.

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 or 212-350-2808.

As we have explained at past annual shareholders' meetings and prior communications, the Board of Directors has set maintenance charges to meet the annual operating costs of the building and special assessments only when required. We understand our responsibility to all shareholders, including ourselves, is to carefully scrutinize all spending while seeking to maintain the quality of our living environment and protect our investment. We will continue to work conscientiously to balance these responsibilities now and in the New Year of 2015. The Board would like to take this opportunity to wish all fellow shareholders a joyous holiday season and prosperous new year.

Sincerely,
Board of Directors