

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. Are you interested in leasing a storage unit? Please contact Marylou Tapalla at DEPM at Marylou.Tapalla@ellimanpm.com or 212.692.8421 or Michael Ryan for additional information, monthly lease rates for different size storage units, and to be added to the wait 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 wait list.

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 Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since June 2021: Jonathan Herndon Homer.

Coronavirus (COVID-19)

Please continue to act as responsibly as possible for everyone's benefit by continuing to wear a mask whenever you are in any public areas of the building. We will continue to revisit the policy and see when NYS / NYC decide to lift some of the policies. Your Board, Michael Ryan and staff, and DEPM are all working together to promote the safety of our building and the good health of all.

Shareholder/Resident Contact Info

It is VERY IMPORTANT that the building has your current contact information including your current email address and telephone / mobile number for emergencies, building issues, and any other communication. If you haven't provided this already and / or need to update your contact information, please contact our building Resident Manager, Michael Ryan, so that he can update his records.

Façade Repair Projects

We currently have four localized façade repair projects slated to commence. Three of the projects are deemed "emergency repair work / unsafe conditions". One is at the west façade roof level involving a lintel and loose masonry, the second is at the east façade high up on the building involving loose masonry from our recent FISP / Local Law 11 drops (façade code requirements), and the third is at the north façade also high up and involving loose masonry as just deemed by a

recent NYC Department of Buildings (DOB) inspection. Code requires that a sidewalk bridge / scaffolding be placed on the entire 8th Avenue and 23rd Street sides of the building for the east and north façade "emergency repair work / unsafe conditions". The fourth location is at the 18th Floor southeast façade. Contracts have been signed and the contractor is ready to go, but we are waiting on the NYC DOB to give the official sign offs and permits to begin the work.

As in any exterior project, 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, DEPM, and Michael Ryan will be there every step of the way to address these issues in a professional and expeditious manner. DEPM and Michael will make sure to communicate to the building when necessary and also reach out personally to the specific apartments and residents that may be affected by this work. 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.

Know Your Neighbor Committee

We know these can be tough times but the Know Your Neighbor Committee is here for our neighbors in the building. If you need assistance for any reason to help shop for groceries, pick up prescriptions, dog walking or help out in any other way, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com.