

SUMMER NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

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.

From the Board

The 2021-2022 Board has enjoyed serving the residents of 300 West 23 Street throughout the past year and we wish everyone a continued safe, healthy and prosperous 2022, and a wonderful summer!

Your 2021-2022 Board of Directors:

Charlie Starner -
President

Roxanne Klinger - *Vice President*

Nancy Gross - *Treasurer*

Chris Gembinski -
Secretary

Jon Medwick - *Director*

Elizabeth Haynes -
Director

Sally Rigg - *Director*

www.300W23COOP.com

Annual Shareholders' Meeting

Another Annual Shareholders' Meeting in the books! Based on the feedback from the virtual meeting and process from last years Annual Meeting, we again hired the same two outside companies. One being Vicki Chesler, that specializes in setting up, conducting, and moderating the virtual meeting, and the second being Honest Ballot, that distributed the official notice of meeting, all associated meeting documents, and most importantly conducted the official voting process of new Board members.

We are pleased to announce that 63% of the Coop was represented for a Quorum either virtually at the annual meeting on June 15, 2022, by online voting, or by proxy, which represents 108 Shareholders owning 23,566 shares of the Corporation. Total online votes were 98 representing 20,457 shares and total proxies received 10 representing 13 units for 3,109 shares.

The following shareholders, in alphabetical order, were elected to serve on the Board of Directors for the 2022-2023 term: David Baker, Christopher Gembinski, Nancy Gross, Roxanne Klinger, Jamie Li, Jon Medwick, and Charlie Starner.

Your Board wishes to thank everyone that attended the Annual Shareholders Meeting.

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since March 2022: Joseph, Patricia, and Nicholas Gonzalez, and Wesley Cronin and Danella Chen.

Got Insurance?

Although you are not legally required and also not required by the Corporation's Proprietary Lease to purchase NY homeowners insurance, many mortgage companies are requiring it as part of their finance agreements with home owners. The Corporation's and Condominium's insurance covers the building, commonly owned property, and liability insurance. But this building insurance does not cover losses and/or damages as a result of individual incidents (i.e. water leaks, fire and smoke damage, etc.) to your apartment, neighboring apartments, and the building. These potential costs from

losses and/or damages to you, neighboring apartments, and the building can be extensive. The Board, DEPM, and Michael Ryan strongly recommend you consider getting NY homeowners insurance if you don't have it already.

Got Leaks?

Please report any leaks immediately! Leaks may originate internally from your radiator or elsewhere, including a toilet, faucet or pipe. With the average cost of water being so high, timely identification of leaks is crucial. In addition, please report any water penetration issues occurring from the exterior of the building including windows, doors, lintels, terraces, etc. Wet plaster or warped flooring can be evidence of a leak, whether originating from inside or outside. If everyone is proactive and reports promptly to the Resident Manager, Michael Ryan, in person in his Basement Office, Michael.Ryan300@gmail.com, or 212-243-3030, it would greatly help to avoid unnecessary damage within your unit, your neighbors' unit, and to the building as well.

Got Electricity?

Even though many apartments over the past 30 years have been renovated, many in the building have not and still have the original 1931 design including the electrical wiring and outlets. Just like old plumbing pipes, electrical wiring and outlets will deteriorate and potentially cause damage to your apartment, neighboring apartments, and the building. The Board, DEPM, and Michael Ryan recommend to you, as a minimum, to make sure outlets are grounded (as they were not previously 90+ years ago) and that outlets in Kitchens and Bathrooms have GFCI (ground fault circuit interrupter) outlets since they are in the vicinity of water and are also required by Electrical Code. A GFCI is a special type of outlet that detects dangerous ground faults and immediately turns off the power to stop shocks, potential electrical sparks, and/or electrical fires. You can replace almost any electrical outlet with a GFCI outlet. Correctly wired GFCIs will also protect other outlets on the same circuit. If you have questions or need further information, please reach out to our Resident Manager, Michael Ryan.