

AUTUMN NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

The Building has a wait 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 for additional information, monthly lease rates for different size storage units, and to be added to 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 our building handyman, Joel Powers. Enjoy the upcoming Fall season!

www.300W23COOP.com

New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since June 2023: Felicity Cain.

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 handyman, Joel Powers, so that he can update the records.

Major Capital Improvement Projects

Building Exterior - As we are all too aware by living under sidewalk sheds, the work on the Building's Exterior continues. The project is well underway with a majority of the required work completed. The building engineer and contractor estimate that we have another 1-2 months to complete the work that was submitted to and approved by the NYC DOB (Department of Buildings), weather permitting.

As mentioned previously, SWARMP (Safe With A Repair

and Maintenance Program) identifies conditions that are deemed "unsafe" requiring immediate repair / protection. SWARMP mandates the immediate use of sidewalk sheds, which must continually remain up until these "unsafe" conditions are repaired and signed off by the NYC DOB. Consequently, our building engineer is required to compile another report to be submitted to the NYC DOB; unfortunately, this review and approval could take up to 2 to 3 months.

Boiler Replacement - Replacement of our two boilers is coming to a close. All that is left to do are some minor items including insulating some pipes, connecting the new exhaust and fresh intake fans, and painting the room. So we are good to go for the upcoming heating season with more energy efficient boilers and equipment!

Know Your Neighbor Committee

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 in any other way, please contact Ken Glass at the committee email address: 300west23rdstreet@gmail.com.