

AUTUMN NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

The building has a waitlist 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 our resident manager, Joel Powers, for additional information, monthly lease rates for different size storage units, and to be added to the waitlist.

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: they cannot be stored in any building common spaces. For more information on licensed and insured professionals, please contact our resident manager, Joel Powers. Enjoy the upcoming fall season!

New Neighbors

Please join the Board of Directors in welcoming the new shareholders who have joined us since June 2025: Nicholas Tedesco and Caroline Hyde.

Shareholder/Resident Contact Info

It is VERY IMPORTANT that building staff has your current contact information including your current email address and telephone / mobile number for emergencies, building issues, and other necessary communication. If you haven't provided this already and / or need to update your contact information, please contact our resident manager, Joel Powers, so that he can update our records.

Building Matters

NYC Department of Buildings (DOB) Local Law 11

Exterior Building Work - We are now in the next five year cycle, which ends February 2030. Our outside building engineer, RAND, has completed all of the required exterior façade inspection work / reports and submitted them to the NYC DOB for review. Great news - the DOB has approved the building as "Safe"! Therefore, the next five years should be scaffold & sidewalk-bridge free unless we need emergency repairs that would require scaffolding and / or a sidewalk bridge.

Building Maintenance - The Board clearly heard and understands the concerns & complaints from shareholders and residents at the 2025 Annual Meeting and in person about the overall cleanliness in the building. We have spoken with Joel Powers and Amy Blume / DEPM, and they are working with the staff to implement a better weekly maintenance program to improve and enhance the cleanliness of the building including the common hallways, stairwells, basement hallway, and laundry room.

Building Front Door - After significant delays, the installation of the new building front door should be coming towards the end. Issues contributing to the significant delays include: a cracked glass side panel; door saddle; location of the door handle; finishing of exterior black frame around the brass frame; and the reinstall and added support of existing interior stone panels needed around door frame.

Sidewalk Planters - Given the likelihood of more damage if installed during outside street work being done by the City, we have put the removal and installation of the sidewalk planter new trees on hold with the outside landscape company. Additionally, we are trying to gather information on what this outside street work involves and how long it will continue; we will report information gathered.

BuildingLink - The Board is gathering information and looking into updating the process of receiving

packages, work orders, guest forms, etc. through a more modern electronic means of communication.

Apartment Intercoms - Our resident manager, Joel Powers, organized and finished a comprehensive initiative to address all issues with apartment intercom systems. Joel reported that all apartment intercoms seem to be working properly now. If you still are having issues, please email Joel at resident.manager@300w23coop.com with the following information: 1. Your apartment number and 2. Nature of the intercom issue (e.g., cannot hear doorman, doorman can't hear me, button not working, static / no sound, intermittent issues, etc.). Our outside technician will address reported issues on a first-come basis. Joel will contact you to schedule access for the necessary repairs.

Laundry Room - An outside contractor has assessed the mechanical equipment and made some corrections which reduced the audible noise somewhat but unfortunately has not eliminated it yet. We have hired our building engineer, RAND, and they have already made a site visit. We are waiting for their report to see if they can locate and correct the issue(s) that are causing the audible noise. Until then, unfortunately, reduced laundry room hours will remain from 7:00 am to 9:00 pm.

Plumbing and Sewage - To help prevent issues with the building's plumbing and sewage pipes, please be reminded do NOT flush ANYTHING other than toilet paper (especially NOT "flushable" wipes) down toilets and avoid pouring cooking grease, coffee grounds and egg shells (which both are to be composted), or any other foreign objects down kitchen drains, and any other drain. These items cause significant clogs that impat the entire building and can cause pipes and fittings to break. This could be a CATASTROPHE if the main needs to be replaced, the shutdown with no water or toilets could last DAYS not hours.

Basement Compost Bin - We have added a second bin.

Pest Control - Please be reminded that the building has an outside pest control company that services our building on the 2nd and 4th Tuesdays of each month. If you've encountered any pests (e.g., water bugs, roaches, mice, etc.), please reach out to the front desk or Joel Powers to be put on the exterminator schedule. We remind residents that thoroughly rinsing containers before placing them in recycle bins is the best way to limit vermin.

Handyman - Pavel (Paul) is currently on leave for approximately two months. Please be assured that Joel will ensure that the needs usually handled by Pavel (Paul) will be addressed and the building will continue to run smoothly.