

SUMMER NEWS

300 WEST 23RD STREET OWNERS CORPORATION

Did You Know?

The building has a website – 300w23coop.com – with complete and up-to-date forms and information for your convenience including: Application for Purchase; Subletting and Refinancing; Application for Film & Photo Shoots; Alteration Submission Package; Move In/Out Procedures; Work Order Procedures; House Rules; Terrace Guidelines; Financial Statements; Maintenance and Tax Letters; Emergency Contact Form; Contact Info for Managing Agent, and Building Staff and Board Member Names; and Newsletters.

Please remember to provide information to Joel Powers or a doorman if any of your contact information has changed.

From the Board

The 2024-2025 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 2025, and a wonderful summer!

Your 2024-2025 Board of Directors:

Charlie Starner - President
David Baker - Vice President
Nancy Gross - Treasurer
Jamie Li - Secretary
Chris Gembinski - Director
David Perlman - Director
Elhav Weinstein - Director

Annual Shareholders' Meeting

Another Annual Shareholders' Meeting in the books! Based on the feedback from this year's Annual Meeting via Zoom, we will continue in the future to hold the meeting virtually. Additionally, we will continue to provide viewing in the lobby (this year with the help of Board member David Baker) for shareholders who do not have access to an electronic device or just want to experience it with other shareholders.

We are pleased to announce that 55.2% of the Coop was represented for a Quorum either virtually at the annual meeting on June 16, 2025, by online voting, or by proxy, which represents 103 Shareholders.

The following shareholders, in alphabetical order, were elected to serve on the Board of Directors for the 2025-2026 term: David Baker, Nancy Gross, Jamie Li, David Perlman, Charlie Starner, Elhav Weinstein, and Charlie Xu.

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

Building Matters

NYC Department of Buildings (DOB) Local Law 11 Exterior Building Work – Cycle 9 Unsafe and SWARP work has been completed, and the work permits have been signed off by the NYC DOB. We have now entered the start of the next five (5) year cycle, Local Law 11 Cycle 10. Our outside building engineer, RAND, has completed all of the required exterior façade inspection work / reports and just recently submitted them to the NYC DOB for review. Fingers crossed, the NYC DOB will review and agree to sign-off / approve, and if so, the next five (5) years could be scaffold & sidewalk-bridge free, providing there is no emergency repair required which would require scaffolding and / or a sidewalk bridge!

Building Front Door – The delays for the installation of the new building front door have mainly been due to material availability. The replacement of the door was tentatively scheduled for this week, but has now been delayed again because of the extreme heat, continued glass availability, and scheduling of both contractors. It is tentatively scheduled now for mid July, assuming no unforeseen circumstances.

Sidewalk Planters – We have signed the contract for the replacement of the sidewalk planter trees, and we are waiting for the deposit check to be sent to the outside landscape company.

Building Link – Your new Board will be looking into gathering information and looking into updating the process of receiving packages, guest forms, keys, etc. through a more modern electronic means of communication.

Apartment Intercoms – We are organizing a comprehensive initiative to address any issues with apartment intercom systems. To help us plan effectively and ensure timely repairs, we kindly request that all residents experiencing intercom problems notify our building resident manager, Joel Powers, at resident.manager@300w23coop.com. If your apartment intercom requires service, please email Joel with the following information: 1. Your apartment number and 2. Nature of the intercom issue (i.e. cannot hear doorman, doorman can't hear me, button not working, static / no sound, intermittent issues, etc.). Our technician will address reported issues on a first-come, first-served basis. Joel will contact you to schedule access for the necessary repairs.

Laundry Room – We are waiting for the outside contractor that will service the mechanical equipment, fans, and motors to complete the Service Contract and provide their Certificate of Insurance (COI) and Hold Harmless Agreement (HHA) so they can assess what may be causing the audible noise that has reduced laundry rooms hours from 7:00 am to 9:00 pm. Visits by several other vendors over the past few months have failed to correct the problem to date. We understand this is a real inconvenience to some residents and hope to have this corrected soon.

Basement Compost Bin – We are looking into providing a larger bin and / or adding 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 (i.e. water bugs, roaches, mice, etc.), please reach out to the front desk or Joel Powers and they will schedule a technician to assist you on their next visit. We remind residents that thoroughly rinsing containers before placing in recycle bins is the best way to limit vermin.

Asuka Outdoor Seating – The vote of the Condominium Board members resulted in denying permission to Asuka to place outside seating in front of their storefront on the sidewalk.