

# WINTER NEWS

300 WEST 23RD STREET OWNERS CORPORATION

## Did You Know?

Joel and the staff would like to take this opportunity to thank all of you for your wonderful generosity and share more fun facts about themselves! We wanted to know, who was your first celebrity crush?

Joel:

Catherine Bach –  
Actress, *Dukes of Hazard*

Pavel (Paul):  
Madonna – Singer

Agustin:  
Iris Chacon – Puerto Rican Dancer

Arnold (Chris):  
Salma Hayek – Actress

Noe:  
Pamela Anderson –  
Actress, *Baywatch*

Oliver:  
Christina Applegate – Actress,  
*Married with Children*

Manny:  
Sandra Bullock – Actress

Kevin:  
Tiffani Amber Thiessen –  
Actress, *Saved by the Bell*

Carlos:  
Megan Fox – Actress

## From the Board

Your Board has enjoyed serving you throughout 2025 and we wish everyone a happy and healthy holiday season and prosperous New Year 2026!

Your Board of Directors:

Charlie Starner – President

David Baker – Vice President

Nancy Gross – Treasurer

Jamie Li – Secretary

Elhav Weinstein – Director

David Perlman – Director

Charlie Xu – Director

## Our Condolences

We extend our deepest sympathy to the family and friends of resident Bob Sloboda of apt. 8H who passed away on October 1, 2025. Bob was a neighbor whose loss will be felt by our community. Our heartfelt condolences go out to his husband, Gil Tunnel, who still resides here.

## New Neighbors

Please join the Board of Directors in welcoming the new shareholders who have joined us since September 2025: Miguel Bonilla, Keith Kancar and Abiud Martinez, and Rozhan and Behzad Shabahang.

## Resident Manager & Staff

The Board and residents would like to take this opportunity to thank Joel Powers and all the building staff for all their hard work and dedication in maintaining the building throughout the year.

## Maintenance

You should now have received a letter dated December 4, 2025 in the mail. It was also emailed to you, and will soon also be available on the building website – 300w23coop.com. The letter states that there will be a **4.65% maintenance increase effective January**

**1, 2026** needed to cover our operating budget for building expenses in 2026. The increase is largely due to the expected real estate tax increase, contractual union salary/benefit increases, building insurance increase, and potential utility rate increases. The Board, building's accountant, team at DEPM, and building staff will continue to work conscientiously and carefully scrutinize all spending while seeking to maintain the quality of our living environment and protect our investment. **Please remember, if you are currently on Auto-Payment for your monthly maintenance, you MUST adjust your 2026 payment amount to avoid a monthly late fee of \$100.00.**

If you have any questions or need additional information, please contact Daniel Gubitosa of DEPM at 212-692-8350.

## Building Matters

BuildingLink – The Board has approved the installation of BuildingLink at the front doorman desk to facilitate the process of receiving/logging in packages, work orders, guest forms, etc. through a more modern electronic means of communication. This should happen sometime in the first few months of 2026.

Hallway Bulletin Boards – We have put up bulletin boards at the elevators on Floors 2 to PH for Official Building Use ONLY including notices, newsletters, etc. Over the last several months, we implemented a better weekly maintenance program to improve the cleanliness of the building including the common hallways; a notice will be posted on the bulletin board by the porter that cleaned that floor and the date.

Laundry Room – We have received the report from the building engineer, RAND, on next steps to locate and correct the issue(s) that are causing the audible noise. The next course of action is hiring an outside contractor to do some modifications to the exhaust duct from the dryers to determine if that reduces or eliminates the noise. We will keep you updated, but until then, unfortunately, reduced laundry room hours will remain from 7:00 am to 9:00 pm.

Handyman – We are happy to welcome Pavel (Paul) back working in the building!

## Holiday Party

For all attended, we hope you enjoyed another fun and festive party to meet your neighbors and enjoy some beverage and hors d'oeuvres! Speaking of the wonderful hors d'oeuvres this year, they were made and catered by our fellow shareholder, Jennifer Lee.