

# 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 or our building resident manager, Joel Powers, 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 resident manager, Joel Powers. Enjoy the upcoming Fall season!

## New Neighbors

Please join the Board of Directors in welcoming all of the new shareholders who have joined us since June 2024: Nicholas Tedesco and Caroline Hyde.

## 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 resident manager, Joel Powers, so that he can update the records.

## Major Capital Improvement Projects

Exterior Building Work – All of the work required by Local Law 11 Cycle 9 Unsafe and SWARMP work has been completed, including additional work required to repair a significant leak on the south façade at the 16th floor. Unfortunately, repairing the leak added months of additional time & fees for the scaffolding and sidewalk bridges due to the delay in getting our neighboring building, 301 West 22 Street, to agree to a required Access Agreement.

Our building engineer, Rand Engineering & Architecture, submitted the required report earlier this month to the DOB (Department of Buildings) for review and sign-off. As reported previously, the DOB review is so variable that it could take two weeks or two months. Only after we receive the DOB sign-off can the sidewalk bridges finally come down.

Currently, Rand has begun inspection work (IRA, industrial rope access, which is a hands-on drop) for the next 5-year cycle of the Local Law 11 that begins at the end of February 2025. Fingers crossed that very little to nothing will be found (and hopefully nothing that is considered

"unsafe") that will need to be addressed in this 10th 5-year cycle of Local Law 11. If that's the case, the next five years could be scaffold & sidewalk-bridge free!

It also means we could see little to no requirement for capital funds investment in the next few years on exterior work. As reported at the Annual Meeting, the cost of the mandated Exterior Repair project was over \$1.2 million. As with the Boiler Replacement Project, part of the 2021 building mortgage refinancing decision was to accumulate funds for numerous future capital improvement projects including this Local Law 11 Exterior Repair work. The Coop's capital reserves were, in fact, sufficient to cover this sizable project so a special assessment was not required. A small amount of repair work & funds from this last cycle is needed to repair a few last leaks that will be addressed from terraces after we receive permission to remove the sheds/bridges.

Building Front Door – We have selected a contractor to do the replacement of the building front door. DEPM is working with the contractor to get the required insurance to perform the work. We anticipate the work to be finished before the cold season starts.

## Recycling / Garbage

Did you know that you can be a good neighbor & save money for our building at the same time? For regulatory compliance, our porters have to sort through trash bags of mixed recyclables to separate plastics/glass/metal, from paper products, from garbage and other non-recyclable trash. Please separate your garbage and RINSE (reduces smell, pests, & vermin) your recyclables and put them into the designated containers rather than leaving it mixed in one common bag for the staff to sort for you. Thank you.