

# 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, Managing Agent, Building Staff and Board Members, and Newsletters.

### From the Board

The 2023-2024 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 2024, and a wonderful summer!

*Your 2023-2024 Board of Directors:*

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

### Our Condolences

We extend our deepest sympathy to the family and friends of longtime resident Paul Raeburn of apt. 7K. Paul was a dear friend, lovely neighbor, and his loss will be felt by our community. Our heartfelt condolences go out to his wife Elizabeth and his two sons Luke and Henry.

### Annual Shareholders' Meeting

Another Annual Shareholders' Meeting in the books! Based on the feedback from the virtual meeting and process from last years Annual Meeting, we again hired two outside companies. One being Kelsey Kovner from High Point Ventures, that specializes in setting up, conducting, and moderating the virtual meeting, and the second being Debbie Marks from Honest Ballot, that distributed the official notice of meeting, all associated meeting documents, and most importantly conducted the official voting process of new Board members. We were also happy to provide viewing in the lobby with the help of Board members David Baker and Chris Gembinski for shareholders that did not have access to an electronic device or just wanted to experience it with other fellow shareholders.

We are pleased to announce that 56% of the Coop was represented for a Quorum either virtually at the annual meeting on June 17, 2024, by online voting, or by proxy, which represents 104 Shareholders.

The following shareholders, in alphabetical order, were elected to serve on the Board of Directors for the 2024-2025 term: David Baker, Christopher Gembinski, Nancy Gross, Jamie Li, David Perlman, Charlie Starner, and Elhav Weinstein.

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

### Got Insurance?

Although you are not legally required and also not required by the Corporation's Proprietary Lease to purchase NY homeowners insurance, many mortgage companies are requiring it as part of their finance agreements with home owners. The Corporation's and Condominium's insurance covers the building, commonly owned property, and liability insurance. But this building insurance does not cover losses and/or damages as a result of individual incidents (i.e. water leaks, fire and smoke damage, etc.) to your

apartment, neighboring apartments, and the building. These potential costs from losses and/or damages to you, neighboring apartments, and the building can be extensive. Your Board, DEPM, and Joel Powers strongly recommend you consider getting NY homeowners insurance if you don't have it already.

### Got Leaks?

Please report any leaks immediately! Leaks may originate internally from your radiator or elsewhere, including a toilet, faucet or pipe. With the average cost of water being so high, timely identification of leaks is crucial. In addition, please report any water penetration issues occurring from the exterior of the building including windows, doors, lintels, terraces, etc. Wet plaster or warped flooring can be evidence of a leak, whether originating from inside or outside. If everyone is proactive and reports promptly to our Resident Manager, Joel Powers, in person in his Basement Office, resident.manager@300w23coop.com, or 212-243-3030, it would greatly help to avoid unnecessary damage within your unit, your neighbors' unit, and to the building as well.

### Got Electricity?

Even though many apartments over the past 40 years have been renovated, many in the building have not and still have the original 1931 design including the electrical wiring and outlets. Just like old plumbing pipes, electrical wiring and outlets will deteriorate and potentially cause damage to your apartment, neighboring apartments, and the building. Your Board, DEPM, and Joel Powers recommend to you, as a minimum, to make sure outlets are grounded (as they were not previously 90+ years ago) and that outlets in Kitchens and Bathrooms have GFCI (ground fault circuit interrupter) outlets since they are in the vicinity of water and are also required by Electrical Code. A GFCI is a special type of outlet that detects dangerous ground faults and immediately turns off the power to stop shocks, potential electrical sparks, and/or electrical fires. You can replace almost any electrical outlet with a GFCI outlet. Correctly wired GFCI's will also protect other outlets on the same circuit. If you have questions or need further information, please reach out to our Resident Manager, Joel Powers.