

350 BLEECKER STREET CO-OP NEWSLETTER #163

April 23,2003

The board met 5 times (total) in February, March, and April.

COURT RULING -- SECOND CIRCUIT FEDERAL COURT APPEAL

On April 23, the court decided against the co-op in its appeal of the garage case. The 16-page decision is posted on the co-op's web site at http://www.350bleecker.com/newsletters/lawsuit_index.html.

The \$22 million New York State court case against Ken Newman continues. However, there have been numerous settlement negotiations between the parties. As noted in Newsletter #161, unless and until it appears that a settlement is imminent, the settlement discussions will remain confidential.

MAILBOXES AND OTHER RENOVATION TO THE PUBLIC AREAS OF THE BUILDING

New mailboxes arrived and installation will start Monday April 28. As a temporary measure during the construction, the current mailboxes will be removed from the mailroom, and then mounted temporarily on the wall of the lobby.

After the new mailboxes are installed, the Post Office must inspect them for approval. After the approval is given, the new mailboxes can be utilized and the old mailboxes will be discarded. The construction and approval process takes 1 to 2 weeks, depending on the workload of the postal inspector. The new mailboxes are about twice the size of the current ones.

Once the old mailboxes are discarded the lobby and mailroom will be repainted. The hallways on every floor will also be touched up. New carpeting will be installed in floors 1 through 5, since that carpeting is over 10 years old. The lobby floor and the sixth floor had the carpeting replaced within the past 2 years.

The mailbox replacement (\$10,620), carpeting (\$20,000), and painting (\$7,540) were all budgeted. The board is also taking bids for painting the stairwells.

POSSIBLE NEW BOARD MEMBERS

Newsletter #162 asked if any shareholders wanted to join the board, in case of mid-term vacancies. Since a board member is selling his apartment, at least 1 vacancy is likely soon. So far, two shareholders volunteered to be considered. One is a residential real estate broker and the other is married to a residential real estate broker. Both brokers are employed by firms actively selling apartments in the building from time to time.

Several years ago, for several terms, a real estate broker was a member of the board. She did not participate in sublet or sale interviews that involved her firm's clients and did not vote regarding them, either.

The board is seriously considering these people as possible replacements for vacancies. Assuming both people do not participate in interviews and votes for sales and sublets for clients served by their firm (or a spouse of theirs' firm) there would be no apparent conflict of interest. Before a decision is made, the board would like to hear from any shareholder who has questions, suggestions, or objections to this arrangement or the appointment of real estate brokers or spouses of real estate brokers.

GARDENING

The board hired Jack and Helen Katz to assist the building staff in taking care of the sidewalk tree pits, the planters along the front wall along Bleecker Street, the back yard, and the roof. For many years, Helen and Jack volunteered more time than anyone, taking care of the roof garden. This new arrangement is a test, subject to the mutual satisfaction of the co-op and Helen and Jack. The fees are \$200 per week plus materials, and the cost was included in the budget for the year.

In recognition of Helen and Jack's voluntary work, the board members personally paid for a gift of a "night on the town".

Apartments for Sale

APARTMENT	SIZE	ASKING PRICE	CONTACT	PHONE NUMBER	E-MAIL ADDRESS	IN CONTRACT
1D	<u>Studio</u>	\$250,000	Robert Bangiola	212-924-0709	rbangiola@yahoo.com	No
2L	<u>1 Bedroom</u>	\$410,000	Shirley Lomanto	516-678-0833	None	No
3X	<u>Alcove Studio</u>	\$330,000	Stephen Gallagher (Broker)	212-769-9831	sgallagher@elliman.com	No
4G**	<u>2 Bedroom</u>	\$685,000	Wigder Frota (Broker)	212-836-1062	wcf@corcoran.com	Yes
4P*	<u>2 Bedroom</u>	\$682,000	<u>Armanda Squadrilli (Broker)</u>	646-824-8379	squad@aol.com	No
4R*	<u>1 Bedroom</u>	\$430,000	Kenneth B. Newman (Sponsor)	212-319-3000	kennybn@aol.com	No
5G**	<u>2 Bedroom</u>	\$699,000	David Berk	917-364-8743	davidb@yhd.com	No
5L	<u>1 Bedroom</u>	\$429,000	<u>Armanda Squadrilli (Broker)</u>	646-824-8379	squad@aol.com	Yes

If you would like your apartment listed on this webpage, contact any board member.

*Note: 4P and 4R are contiguous. With board approval, they can be combined into one apartment.

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350 Bleecker Street Apartment Corp
 January thru March 2003 spending vs budget
 (unaudited)

	Jan thru Mar-03	2003 Budget	Jan thru March versus annual budget
<u>Income</u>			
Commercial Rent	\$22,059	\$124,000	18%
Laundry Income	2,868	12,000	24%
Transfer Fees (2% of sales price)	37,980	89,500	42%
Maintenance	267,440	1,070,520	25%
Bike Room	0	1,400	
Interest and dividends	326	4,000	
Late fees	700	2,400	
Lockers	0	6,000	
Repair charges	0	2,500	
Sublet fees	0	1,200	
Misc income	-150	0	
Subtotal other income (Bike Rm thru Misc income)	876	17,500	5%
Total Income	\$331,223	\$1,313,520	25%
<u>Expenses:</u>			
Real Estate Tax	\$167	\$430,350	0%
Mortgage Interest & Principal	45,263	250,325	18%
Other Taxes	3,932	14,000	28%
Subtotal taxes and interest	49,362	694,675	7%
Insurance	13,528	55,000	25%
Management Fee (Tudor)	10,477	41,910	25%
Legal Fees	98,999	125,000	79%
Accounting	3,290	8,300	40%
Bank charges	542	100	
Dues and subscriptions	569	2,500	
Internet site	75	500	
Licenses, permits, violations	2,282	250	
Misc	44	3,000	
Phone	299	1,000	
Postage	0	600	
Printing	30	1,000	
Security system	417	2,500	
Subtotal all other (Bank Charges thru Security)	4,259	11,450	37%
Total Administration	130,553	241,660	54%
Medical + dental insurance + ADP fees	8,077	25,600	
Payroll (incl Worker's Comp)	44,676	200,000	
Subtotal labor (ADP thru Payroll)	52,753	225,600	23%

Cable TV	76	300	
Electricity + gas for cooking	6,872	21,500	
Gas for steam heat + hot water	18,746	32,000	
Water and sewer	0	25,000	
Subtotal Utilities	25,694	78,800	33%
Architect + engineer	0	500	
Boiler, plumbing, a/c	2,443	7,500	
Electrician	550	1,000	
Elevator	3,214	10,000	
Equipment repair	0	1,500	
Exercise Room	333	2,000	
Exterminator	508	1,400	
Garden supplies	250	1,750	
Janitorial supplies	2,199	13,000	
Landscaping	250	10,000	
Other physical upkeep	200	3,000	
Other repairs	271	8,000	
Painting touch up + carpet repair	0	3,500	
Tools	0	1,500	
Uniform cleaning	0	600	
Subtotal Maint & Repairs (Arch thru Uniform)	10,218	65,250	16%
Contingency	0	20,000	0%
Carpet and painting	0	40,000	0%
Mailbox replacement	9,620	15,000	64%
Subtotal Construction/Capital Projects	9,620	55,000	17%
Total Expense	<u>\$278,200</u>	<u>\$1,380,985</u>	<u>20%</u>
Tax rebate for 2003	0	\$68,421	0%
Net Operating Income/(Loss)	<u><u>\$53,024</u></u>	<u><u>\$956</u></u>	

Footnotes:

At the end of March 2003, the co-op had \$576,829.68 in cash.