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350 BLEECKER STREET COOP NEWSLETTER  
October 31, 1987

ANNUAL SHAREHOLDERS' MEETING

Over half the shareholders attended the October 21 annual meeting.  
Highlights included:

ELECTION

Nine candidates ran for the 7 positions. Elected were:

Kenneth B. Newman (President)  
488 Madison Avenue  
New York, New York 10022  
Work: 319 3000

Fred Kohut (Vice President)  
Apt 3N

Mark Lilien (Newsletter Editor)  
Apt 3E

Robin Maya (Treasurer)  
Apt 3G

John Istel  
Apt 2K

Robin Morlock (Secretary)  
81 Horatio Street 5F  
New York, New York 10014

Linda Schloss  
Apt 1G

The new board's first meeting will be on November 3.

RECENT SALES PRICES

Ken Newman announced recent typical sales prices in the \$900 to \$1262 per share range. Typical prices were around \$1100 per share.

Straight studio \$106,000  
L shaped studio \$112,000 - \$115,000  
One bedroom \$135,000  
Two bedroom \$220,000

LOBBY AND HALLWAY RENOVATION

The board chose a design by Descon, an interiors firm, and the materials were shown at the meeting. All hallways will be carpeted and repainted, with new lighting fixtures installed. The lobby will have new doors, a new intercom/door buzzer for the door attendant, new furniture, and a renovated mailbox area. The masterpiece painting will be removed.

It is hoped work will start within the next few months. The renovation work money comes from our capital fund.

DOOR ATTENDANT

The board decided to hire a new person after the lobby is renovated.

LAUNDRY ROOM

The laundry contract is being renegotiated. The price to tenants will

not rise. It is likely that more machines will be installed, and other improvements will be made by the laundry contractor. A discussion of liberalizing laundry room hours ensued. The board will discuss this at its next meeting.

#### REMINDERS

If you have alteration ideas for your apartment (tearing down walls, building a new bathroom, etc.) your lease requires that the coop board review the plans before you proceed. The board also must interview and approve all sublet tenants before they move in.

#### SUGGESTIONS

Please contact any board member if you have suggestions for the building's improvement. If you are interested in being on a shareholder committee (to interview door attendants, for example) please contact a board member.

Additionally, if you have any suggestions for the newsletter, please contact Mark Lilien (212 929 4619 - Apt 3E).

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350 BLEECKER STREET COOP NEWSLETTER  
December 23, 1987

The new board's first meeting was on December 8. All board members attended.

MAINTENANCE INCREASE

The board examined the 1988 projected expenses, and unanimously voted to raise the monthly maintenance by fourteen cents per share or around 4%. Projected 1988 expenses rising most sharply included: real estate taxes, up 5% (+\$13,000); water and sewer, up 23% (+53,000); and payroll, up 5% (+\$5,000). The increase is effective January 1, 1988. It is expected to raise an extra \$28,899.36. The board hopes that the maintenance fee increase will cover the actual costs in 1988, with about 1% extra to spare.

LATE FEES

The board voted to liberalize the late fee policy slightly. People whose monthly maintenance checks are received later than the tenth of the month will not be charged a late fee if their envelopes are postmarked by the fifth of the month. This decision was made because the post office is sometimes slower than usual in its delivery times. This policy applies to envelopes postmarked by the post office, not postage meters.

LOBBY AND HALLWAY RENOVATION

The board discussed remaining steps to take before renovation work will start. The design firm's quote for the construction has been revised approximately \$20,000 upward, and the board is currently engaged in negotiation of this increase. Once the negotiations end, and the contractor(s) are engaged, we will apply to the city for approval to begin work. Because the neighborhood is a landmarks area, work may not begin until the city gives its OK.

DOOR CLOSERS

The building will have hydraulic door closers installed on all the south exit doors. Closers have already been installed on the north exit doors.

KEN NEWMAN MOVES

Ken Newman's office is moving to 488 Madison Avenue, New York, New York 10022. His new phone number is 212 319 3000. Maintenance checks and other mail should be sent to his new address, which will be printed on the envelopes he distributes.

LAUNDRY

Coinmach will be redecorating the laundry room at their expense. Robin Maya (apt. 3G) and Mark Lilien (3E) will be working out the redecorating plans with Coinmach.

## OTHER ITEMS

If you have other items for future newsletters, please contact Mark Lilien, 3E. If you have other items for the board to discuss, please contact any of the 7 board members.