

# 350 BLEECKER STREET CO-OP NEWSLETTER #219

January 18, 2009

The board met on January 13, 2009. Among the issues discussed:

## MAINTENANCE INCREASE

As mentioned in the last newsletter, the board voted to keep this year's increase at 7.73%, from \$5.97/share to \$6.4315/share. The City Council approved a measure to raise the property tax in order to cover a budget shortfall. The increase in our maintenance was not because of any desire to the board to increase our maintenance. (<http://www.nytimes.com/2008/12/19/nyregion/19budget.html>) Every member of the board would like to keep the increase as low as possible.

No property owners in the city are exempt from the tax increase.

## MOVE-OUT DEPOSIT

The board replaced the move-out fee with a \$500 security deposit. The move-in fee has remained unchanged. The board believed that when a shareholder pays a 2% flip tax, they should not be burdened with an additional fee.

## BOILER REPAIR

The boiler needed emergency repairs during the first weekend in January. Our superintendent, Rifat Otovic, had to man the boiler around the clock for three days. When the part was finally delivered the boiler could resume normal operation. At most buildings, the boiler part would have been fixed on the following Monday.

## GYM RENOVATION PARTY – MARK YOUR CALENDAR

The gym needs volunteers to help move items in and out during renovation. The project should take only two days if there are ten or more people to help move equipment. The floor and layout of the gym will be repaired. Since the moving of books and bar-bells requires no particular skills other than a strong back, you can help beautify the gym. The party begins on **April 4, 2009 at 10:00 AM**. Please mark your calendar!

## DOORMAN TELEPHONE

The old telephone line was used by the emergency phone in the elevator. The board ordered a second telephone line for the doorman, and internet service so that the doorman can access the security cameras throughout the building.

All the security equipment was installed for free by volunteers.

## APARTMENTS FOR SALE

APT	SIZE	PRICE	CONTACT	PHONE #	E-MAIL	IN CONTRACT
3WX	2-BR/2-Bath	\$1,500,000	Armanda Squadrilli (Broker)	646-824-8379	squad@cbpreviewsnyc.com	No
4G	2-BR/1-Bath	\$1,149,000	Maura Geils (Broker)	646-533-5999	mdg@corcoran.com	No
5H	Studio	\$590,000	Tatiana Cames (Broker)	646-533-5999	tcc@corcoran.com	No
6VWX	3-BR/2-Bath	\$1,700,000	Tatiana Cames (Broker)	646-533-5999	tcc@corcoran.com	No