

QUARTERLY

200 EAST 16TH STREET HOUSING CORPORATION WWW.200EAST.COM WINTER 2005

QUARTERLY

200 EAST 16TH STREET HOUSING CORPORATION
c/o The Lovett Company
450 Seventh Avenue, Suite 1106
New York, NY 10123

Names & Numbers to Keep Handy:

Lobby Desk (212) 254 7334

Superintendent (212) 254 1016

The Lovett Company (212) 736 3440

Ellen Kornfeld (x 13)
Vice President & Account Executive

Roy Agoney (x 40)
Property Manager

Ann Gobiuff (x 12)
Administrative Assistant

The Lovett Company, Queens office
(718) 445 9500

Evangeline Paul (x 22)

Mitch Unger (x 12)

David Loeb (x 11)

John Grant #11M
(212) 505 9915

Giulio Mazzealli #1D
(917) 532 2378

Lisa Overton #13B
(212) 533 3408

Neil Ritter
classic@nyapts.com

Avo Samuelian #20A
asamueliands@aol.com

Jay Solinsky
classic@nyapts.com

Rafael Weil #2L
(212) 982 0499

Featured Pooch

PENELOPE 14L



If you'd like to have your pooch featured in *Quarterly*, please send pics to our discerning panel at: dogs@200east.com.



2005-2006 BOARD OF DIRECTORS

John Grant
Treasurer

Giulio Mazzealli
Secretary

Lisa Overton
President

Neil Ritter
Assistant Secretary

Avo Samuelian
Vice President

Jay Solinsky
Assistant Treasurer

Rafael Weil
Vice President

MANAGING AGENT

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New York, NY 10123
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Ellen Kornfeld
Vice President
& Account Executive

Roy Agoney
Property Manager

Ann Gobiuff
Administrative Assistant

Evangeline Paul
Transfer Department

Mitch Unger
Controller

David Loeb
Accountant

Letter from the President

Dear Shareholders,

To begin with, I'd like to thank those of you who attended the Annual Meeting in September. The meeting included the presentation of the annual financial statement and the election of the Board of Directors, as well as some open discussion. The election of Board members was uncontested, and resulted in four returning members—John Grant, Avo Samuelian, Rafael Weil, and myself—as well as the election of one new member, Giulio Mazzealli. Giulio fills the position held by Karen Carsley for the past two years and, as I welcome Giulio, I would also like to thank Karen for all of the time and energy that she has invested in the Board. She was terrific to work with and made many contributions to the welfare of our co-op.

As this year draws to a close, I wanted to take a moment to look forward to 2006. First, I am pleased to report that this year's budget does not include a maintenance increase, though it does include an assessment that will work as it has in the previous two years. As in the past, most of you will not notice the assessment because it is funded by the co-op corporation's retention of the annual NYC real estate tax abatement. Only those who do not qualify for the abatement will have to pay the assessment out of pocket. A bookkeeping notation to this effect will appear on your April 2006 maintenance bill. The board is pleased that we have been able to keep maintenance fees stable for the past two years, despite rising costs, because of efficient and economical management.

Also, the Board is in the process of reviewing bids for the periodic façade inspection and maintenance required by New York City Local

Law 11. We anticipate that work will begin in March and take approximately two to three months. We will be working closely with our building's staff to keep this project on schedule and to minimize any inconvenience to our residents.

In response to requests at the Annual Meeting we've included a short survey on page three about capital projects. Please take a few moments to complete and leave it with the lobby attendant. Your input will help the current Board and future Boards in assessing the merits of different projects. The board will continue to evaluate the building's needs and the cost to make improvements, and we will keep you posted on projects as plans develop. As always, we welcome your input on anything the Board should consider.

Most importantly, I want to express my appreciation for the valuable contributions of our shareholders and building staff over the past year; in ways too numerous to count, you've helped to make our shared home a better place to live. We've done a lot during 2005 to capitalize on the improvements of the recent past, and we look forward to continuing our efforts through 2006 and beyond. Best wishes to you and your families for a safe and happy holiday season and for a healthy and prosperous new year.

Sincerely,

Lisa Overton

p.s. Much thanks to Jodi Marchowsky and Robert Burns for their tremendous help with this issue of the Quarterly.



Donate Your Coat!

The 17th Annual New York Cares Coat Drive is underway! We will be hosting a drop-off site for the New York Cares Coat Drive. Coats can be left at the front desk until December 31. They will be distributed by New York Cares to struggling men, women, and children at New York City homeless shelters, community organizations, churches, and agencies serving seniors.

BUILDING STAFF

Superintendent
Edward Torralbes

Handyman
Dermot Brown

Lobby Attendants
Jorge Sanchez
Raymond Vega
Orestes Arnao

Porters
Kenrick Asgarali
Antonio Conigliaro
Danny Cordero
Carlos Rodriguez

Quarterly is published by 200 East 16th Street Housing Corporation under the direction of the Board of Directors. **Editor:** Jodi Marchowsky. **Design:** Rafael Weil. **Contributors:** Robert Burns, Jodi Marchowsky, Lisa Overton, Rafael Weil. **Photo credits:** 200 East building entrance: Rafael Weil; Penelope: Elizabeth Horsburgh.

Quarterly Profile

THE BOARD AT 200 EAST 16TH STREET

At the last shareholders' meeting held on September 28, 2005, the following individuals were voted to serve on the Board of Directors. Here's a snapshot of who they are:



Giulio Mazzarelli
Secretary
First Term

Dr. Giulio Mazzarelli has lived in the building since 2003. He is a chiropractor with his practice on Fifth Avenue at 10th Street.



John Grant
Treasurer
Second Term

John has lived in the building since 2003 and is a sourcing agent for Home and Garden products working with major US retailers.



Lisa Overton
President
Fourth Term

Lisa has lived in the building since 1998. She is the Owner and Creative Director of Big Pink Motion Graphics.



Avo Samuelian
Vice President
Second Term

Avo has lived in the building since 2003. He practices cosmetic and general dentistry in the neighborhood.



Rafael Weil
Vice President
Second Term

Rafael has lived in the building since 2003. He is an Art Director for a marketing and design firm in the Union Square area.

Not pictured are representatives of the holder of unsold shares: **Neil Ritter**, Fourth Term, and **Jay Solinsky**, Fourth Term.

Holiday Tips

Holiday Tipping for Staff: Every year around this time, residents start asking the Board of Directors and each other about it and etiquette experts turn out charts indicating the appropriate tip for those whose services we couldn't do without. How much to give is a personal decision based on your own budget and experience with the service, but remember that we live in a full-service building and we value all our employees. The following are useful links regarding tipping:

- * http://www.emilypost.com/etiquette/holiday/holiday_tipping.htm
- * <http://www.tipping.org/tips/TipsPageHolidayABS.html>
- * http://money.cnn.com/pf/features/lists/holiday_tipping/
- * <http://moneycentral.msn.com/content/SavingandDebt/P58017.asp>
- * <http://www.bankrate.com/crt/news/advice/20011130a.asp>

Holiday Parties: If you plan to host a large holiday party or gathering, kindly alert the door staff in advance and consider providing a guest list for use at the front desk to facilitate the entry of your guests when they arrive at the building. In holding any such event, please be considerate of your neighbors.

Use of Holiday Light and Candles: Please ensure that when using holiday lights the extension cord is not frayed and that lighted candles are always maintained at a safe distance from any drafts or flammable materials. In addition, please ensure that lights (especially those on your Christmas tree) and candles are always unplugged or extinguished whenever you leave the apartment or go to bed.

We hope this information is useful, and we wish you all a happy and safe holiday season.

Resolutions passed by the Board

At a meeting of the Board of Directors held on October 24, 2005, the majority of the Board passed the following Resolutions pertaining to the sale of apartments:

- » **IT IS RESOLVED THAT** sale of apartments to individuals purchasing on behalf of a full-time student will not be approved.
- » **IT IS FURTHER RESOLVED THAT** the sale to an individual purchasing on behalf of a non-student will be considered by the Board if the purchaser is included as a co-shareholder with the non-student on the stock certificate and Proprietary Lease.
- » **IT IS RESOLVED THAT** all prospective shareholders and roommates who will reside in an apartment on a full-time or part-time basis after said purchase be present at the sale interview conducted by the Board of Directors.

SEASON'S GREETINGS

Neighborhood Picks

We have asked several shareholders to share with us their favorite local eateries, bars, and take-out menus. Here are a few recommendations to consider:

Rolf's (212) 473 8718

» 281 Third Avenue (at 22nd Street)

There's no better time of year to get an obscure seasonal beer—and, if you're lucky, or call ahead for reservations, a table—at this neighborhood restaurant than during the wintertime. The holiday decorations begin to slowly emerge around October, and by early December, every available inch of the space is covered with Christmas. The cozy and convivial room, the warm lighting and decorations, and the traditional German rib-sticking food combine to make this a perfect respite on a dark, cold night.

Little Poland (212) 777 9728

» 200 Second Avenue (between 12th & 13th)

Harkening back to the neighborhood's past, Little Poland is an no-nonsense diner serving good quality Polish and Eastern-European food at low prices. Their extensive selection of hearty soups makes for a meal in itself, or nicely accompanies a plate of pierogi (they serve 8 varieties), blintzes, stuffed cabbage, or other traditional Polish food. Even better, bring a bottle of wine—the restaurant is BYO—to help your heart begin to work its way through this very heavy, but very satisfying, food.

Bar Jamón (212) 253 2773

» 125 East 17th Street

This Spanish restaurant duo, brought to our neighborhood by the never-fail Batali / Bastianich combo of Babbo (etc., etc.) fame, presents often unexpected takes on Spanish small-plate dining. Palates both traditional and adventurous are nicely cared for at Casa Mono, with Serrano ham for the one and tripe for the other. Bar Jamón deftly serves double-duty as a waiting room for Mono and as a quality dining establishment in its own right. If you've been waiting for the crowds to abate, they won't. Just go.



Survey: Capital Improvements

In response to discussion at the annual meeting, the Board has put together a survey concerning possible capital improvements for the building. We hope it will provide you with a context for assessing the relative merits of different projects.

Your responses to this survey will serve as a point of reference for the current Board and future Boards when weighing the pros and cons of different expenditures. Please rate the importance of these projects from **1 (lowest priority)** to **5 (highest priority)**. Also feel free to suggest projects that we may have omitted.

POSSIBLE CAPITAL PROJECTS

- **Electrical Upgrade**

Pros: Would bring increased capacity to every apartment.

Cons: Shareholders would still need to incur the cost of upgrading wiring within their apartments to realize the benefit. Would require access to every apartment.

- **Roof Deck**

Pros: Would be a nice amenity for current residents and would increase resale values.

Cons: Would create additional maintenance and supervision requirements.

- **Replace windows**

Pros: Would eliminate a substantial number of leaks.

Cons: Very invasive—would require disruptive work in every apartment.

- **Renovation of 3rd Ave storefronts**

Pros: Would allow the co-op to re-exert control over the appearance of the storefronts. The cost to the co-op would be limited to the development of the design and specifications. The actual cost of the renovation would be incurred by the commercial tenants.

Cons: With any design project it is impossible to please everyone.

- **Hallway Renovation**

Pros: Would be a nicer environment for current residents and would increase resale values. Would include bringing signage to code, light fixtures that provide even, cost effective lighting, and replacement of all doorbells/peepholes. Please note: There are no plans to cover the terrazzo floors.

Cons: With any design project it is impossible to please everyone. There would be some disruption to residents. There would be some disruption to residents.

Surveys can be left with the doorman or sent to The Lovett Company, 450 Seventh Avenue, Suite 1106, New York, NY 10123

Electrical Upgrade.....	1	2	3	4	5
Roof Deck.....	1	2	3	4	5
Replace Windows.....	1	2	3	4	5
Renovation of 3rd Ave. storefronts.....	1	2	3	4	5
Hallway Renovation.....	1	2	3	4	5
Other.....	1	2	3	4	5
Other.....	1	2	3	4	5

Name (please print) _____

Apt. # _____