



200 EAST 16 NEWS

200 EAST 16TH STREET HOUSING CORPORATION • WWW.200EAST.COM • JANUARY 2004

2003-2004 BOARD of DIRECTORS

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NEW CHALLENGES FOR A NEW YEAR

200 East 16th Street has seen a lot of positive changes in the past 16 months. In the year ahead we face new challenges and many opportunities to continue to improve the quality of life in our building and increase the value of our homes. We are developing long-term financial and operational plans that will insure our co-op remains a great place to live as well as a strong financial investment.

Your responses to last fall's shareholder survey will help the Board and Management focus energy where it is needed most. Some responses reinforced our current thinking while others provided new insights into your concerns and interests. Included in this issue of the Newsletter is a brief summary of your responses.

We'd like to encourage you to continue to communicate with the board, the staff and with each other. For those who are new to the building, take a look at our website at www.200east.com. (username: 200east, password: patty) In addition

to a message board, it includes information on building policies, news and contact information for staff, management and board members.

Finally, we'd like to welcome our new Property Manager, James Cotter. As Property Manager he will be in charge of the day to day operations of 200 East 16th Street. He can be reached at MGRE directly or via his assistant Valery Lipari. James brings a wealth of experience to the job and we look forward to working with him.

The unfortunate necessity of having to place a sidewalk bridge around the building is just one example of the kinds of challenges Jim will face in maintaining a pre-war building such as ours. From preliminary reports, it seems that the frequent freezing and thawing this winter has caused some of the masonry to deteriorate and fall from the upper floors. Work to repair the damage will commence as soon as weather permits.

ELECTRICAL UPGRADE - WEIGHING THE OPTIONS

As we discussed at the November Shareholders' meeting, the Board, with the help of management and independent consultants, is investigating alternative ways to make additional electrical capacity available to shareholders. Because the demand for increased power is within the building's overall capacity, i.e., there is sufficient power coming into the building to upgrade every apartment, we will not need to purchase additional electricity from Con Ed.

Option I

Option I is the installation of an empty conduit from the basement through the stairwell in order to allow 30 shareholders to bring additional electrical service to their apartments from the basement. Additional conduits would be added as more shareholders requested upgrades. This would

allow the co-op to manage an orderly and space-efficient way to allow individual shareholders to bring additional electrical service from the basement to their apartments at their own cost. Each empty conduit would cost the co-op approximately \$40,000 and a pass-through charge to each shareholder electing to upgrade would be set by the board. In order to bring additional electricity into the apartment, each electing shareholder would bear the cost of wiring from the basement through the conduit to his or her apartment. The shareholder would also bear the cost of installing a circuit breaker box and rewiring the apartment, i.e., the replacing the branch wiring from the power box to the outlets. (Shareholders whose apartments have circuit breaker boxes and have upgraded their branch wiring may avoid these costs. In such cases, the shareholder will need to consult his or her own electrician.)

ELECTRIC (CONTINUED)

Option II & III

Alternatively, the co-op may decide to install electrical risers in the stairwell, which will bring electricity up through the entire building. Options II and III consider the installation of three-phase 208 volt service from the basement up through a stairwell. If we decide to bring the electricity up through the building, the question is whether we want to have the service terminate in the stairwell (Option II) or have service brought to each apartment (Option III).

The key difference is that under Option II, service would be provided through the stairwell and terminate in the stairwell (on every other or every third floor). Installation of the risers would cost the co-op approximately \$80,000 with a flow-through assessment to each shareholder of approximately \$400. However, each upgrading shareholder would bear the additional cost of bringing electrical service from the stairwell to his or her apartment and the cost of rewiring the apartment. The co-op would also have to deal with the cosmetic concealment of the wiring in the hallways.

Option III, on the other hand, proposes bringing up the electricity through the stairwell and directly to each apartment's panel box. (Circuit breaker boxes would be installed in those units that have fuse boxes.) Option III is

expected to cost the co-op approximately \$400,000 to 500,000 with a flow-through cost to the shareholders of up to \$2000 to \$2500 per apartment, which should include the cost of concealing the wiring in the halls. In this case, the only additional cost to the individual shareholders is the cost of rewiring the apartment to effectively redistribute the added capacity to existing and new outlets.

Both Options II and III provide for an upgrade that will increase the potential for a shareholder to use more actual power, but only to the extent that shareholder connects to the risers (Option II) and rewires the individual unit to distribute the added capacity (Options II and III). Therefore, even if a complete upgrade (Option III) is undertaken, shareholders will still need to address particular deficiencies in the electrical components in their individual apartments.

At the January meeting, the Board approved a proposal from the building's consulting engineer to survey the existing electric service and to prepare schematic designs detailing the running of new risers in a stairwell. Based on this information we be able to develop a more comprehensive cost/benefit analysis of each plan. There will be additional Shareholder meetings to discuss the outcome of the survey and other aspects of this matter as it develops.

ELECTRONIC TRANSFER OF MAINTENANCE PAYMENTS

The board and management are considering offering the option of paying maintenance via electronic transfer. The system would allow you to select to pay just the maintenance fee or the entire amount each month. There would be a small fee for the co-op to provide this service but there would be no fee to individual users.

If you are interested in using this system please send an email indicating your name and apartment # to: INFO@MGRE.com. Or if you prefer old fashioned verbal communication, you can call Jim Goldstick at: 516-944-5000

BOARD OF DIRECTORS MEETING REPORTS

The Board met monthly during the last quarter of 2003. Ongoing operational and management issues included: monthly finance reports, emergency preparedness, numerous capital improvement plans, management of the Third Avenue commercial space, renovation applications, shareholder financing

guidelines, and elevator usage.

An Informational Shareholders Meeting was held on November 19th primarily for the purpose of discussing a possible upgrade to the electrical capacity in the apartments.

The 2004 budget and a 6% maintenance increase was approved at the December meeting.

Board members met, on two occasions, with Jim Blum, the building engineer, to discuss upgrading the electrical system.

Board members also met with the new property manager, James Cotter, to discuss current projects and priorities for the coming year.

SURVEY RESULTS

We'd like to thank those of you who took the time last fall to complete the Shareholder Survey.

Staff and Management

We were happy to find that general feedback on staff was positive. In particular, the lobby attendants were characterized as "very responsive, helpful and friendly." A few of you commented that you are not always notified of packages immediately. The lobby attendants, especially those on duty at the end of the day, have been made aware of this concern.

Building Appearance

The appearance of the lobby and public areas was also an area that most people seem satisfied with. In response to questions about plans for renovation of the hallways, the board has decided to put this on hold temporarily. The consensus is there are other more pressing capital improvements pending. Also, hallway renovation may be tied into the plans to possibly upgrade the electrical capacity in the apartments.

Commercial Property

The biggest concern expressed was about the cleanliness and appearance of the corner deli. The Management will be working more closely with the stores this year and encouraging them to maintain cleaner storefronts and

sidewalks. In addition, uniform awnings will be installed in the spring.

Communications

Some of you requested email communications in addition to the website. If you would like to be placed on the email list send your address to lisa@bigpink.com.

Laundry Room

People wanted more of everything in the laundry room: more machines, more baskets, more loose socks and a change machine. The baskets are on order and we will be looking into the rest.

Amenities

A large number of you indicated an interest in bike storage. The board is considering options that would include bike storage either in the basement or in the outside courtyard. We hope to have plans ready in the early spring. We will also be looking into a group plan at New York Sports Club. There was not, however, sufficient interest in parking to obtain a special rate.

The Survey is still available online. If you have not filled one out or if you have additional comments we are always happy to hear from you. Go to www.200east.com.
Username: 200east; Password: patty.

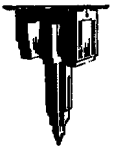
EMERGENCY CONTACT INFORMATION

If you have not already done so, please complete the following information and return to MGRE or the lobby desk as soon as possible. You can also complete the form online at www.200east.com.

| | | |
|---------------------------------------|-------------|---------------------------|
| Name | Apartment # | Emergency contact - Name: |
| _____ | _____ | _____ |
| Seasonal/Alternate Address | | Address |
| _____ | | _____ |
| Home Phone # | | Home Phone # |
| _____ | | _____ |
| Work Phone # | | Work Phone # |
| _____ | | _____ |
| Cell Phone # | | Cell Phone # |
| _____ | | _____ |
| Name(s) to Appear on Lobby Directory* | | |
| _____ | | |

*Please indicate exactly how you would like your name to appear on the lobby directory. If we do not hear from you, your name will be listed as it appears on your maintenance bill. All other information will be kept strictly confidential. Thank you for your cooperation in this matter.

200 EAST 16TH STREET HOUSING CORP.
c/o MARK GREENBERG REALTY, LLC
1981 MARCUS AVE
LAKE SUCCESS, NY 11042



NEW HOMEOWNERS INSURANCE REQUIREMENTS

The recent (August 2003) amendment to the proprietary lease, stipulates all shareholders must have insurance coverage for at least the following amounts:

- Public Liability/Personal Injury - \$200,000 per accident/\$50,000 for property damage per accident.
- Water Damage Insurance - \$5,000 (if the casualty insurance does not cover water damage).
- Casualty Insurance - \$25,000 on the contents of the apartment.

All insurance policies must name "200 East 16th Street Housing Incorporated" as additional insured.

The Board and MGRE have arranged with the insurance broker for the Co-op to offer the required insurance at a cost of only \$129 per year. If you are interested in obtaining this policy contact Steven Principe at 516-221-2599 for complete details.

If you chose to use a different carrier, please make sure that your policy meets these new requirements.

CABLE DISCOUNT EFFECTIVE MARCH 1

The co-op has entered into a Shared Savings Agreement with Time Warner Cable effective March 1, 2004. Under this agreement Basic and Standard cable service will be provided on one set to current and new subscribers at a 20% discount off the retail price. The new rate is \$35.75 for Basic and Standard service.

You don't need to do anything to take advantage of the discounted rate. You will continue to be billed directly

by Time Warner and the new rate will appear on your March bill. If you have any questions, call Time Warner at 212-598-1728.

For questions about your rights as a cable television customer, call the Department of Information Technology and Telecommunications at: 718-403-1200 or the NYS Public service commission at 800-342-3330.