

QUARTERLY

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



2004 - 2005 BOARD OF DIRECTORS

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Vice President,
Assistant Secretary

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Neil Ritter
Vice President,
Assistant Secretary

Avo Samuelian
Vice President

Jay Solinsky
Treasurer

Rafael Weil
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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,

Living in New York, one quickly learns that just about everything comes with a price tag. What anyone living in a NY co-op should know is that there is no magic income source that's going to pick up the tab. It's just you and me and we're going dutch.

The co-op does earn some income through the commercial rents but even that is tied to our pocketbooks. By law, this type of outside income cannot exceed 20% of our annual budget. (if it does, we loose our tax status as a housing cooperative.)

So, the bottom line is that 80¢ of every dollar spent comes from us, the shareholders. We may not see a bill from ConEd in our mailbox but we certainly do pay for electricity. Nor do we get an itemized bill indicating how many times the floors were swept but, we pay for that too. There is no free lunch.

This is an important fact to keep in mind as our co-op goes through some upcoming changes. The transition from a rental building to a *true* housing co-op has taken almost twenty years and substantial part of this change has just taken place in the last three years. Consequently, there are some aspects of our operations that are still catching up.

Our method of providing services such as minor plumbing and electrical fixes seemingly free of charge is one such system. Going forward we have established a "user-pay" system that will give shareholders a choice of using in-house staff or their own approved vendors. Ultimately, with the new charge-back

system, we will be able to provide higher quality service without an unfair financial burden on the co-op as a whole.

When I first joined the Board in 2002 the staff and management both took direction from the, then, sponsor. As with many rental buildings services were kept to a bare minimum. Maintenance on the building systems was delayed whenever possible because, the original sponsor knew that those problems would eventually become someone else's problems.

Fast forward to 2005: "someone else" is you an me and we have inherited a few issues that need to be addressed. The heating, electrical, and plumbing systems, the facade, roof, and hallways have all been neglected over the years and they are now in need of some serious attention. This is the reason that the board made refinancing the mortgage and establishing a healthy reserve fund it's first priority last Fall.

We are now beginning some capital improvements and researching others. This is a process that will extend well beyond the term of the current board. We are prioritizing projects and trying to establish policies that will allow future boards to continue this work.

We appreciate your cooperation and understanding. As always, we welcome your input. Please feel free to contact us with any questions, concerns or suggestions. Contact information for each board member is on the back page of this newsletter.

Sincerely,

Lisa Overton

Entrance Policy

With Summer coming and staff members taking vacations we will be juggling some schedules and perhaps hiring some temporary personnel. This may result in an occasional new face at the front desk. We are, therefore requesting your cooperation in an effort to help new staff members familiarize themselves with all the building residents. We've required that personnel at the front desk request identification from anyone who they do not know entering the building. This may be a temporary inconvenience but please keep in mind that it's for your own safety. If you see a new person at the desk, do them and yourself a favor by introducing yourself.

BUILDING STAFF

Acting Superintendent
Edward Torralbes

Handyman
Dermot Brown

Lobby Attendants
Jorge Sanchez
Raymond Vega
Patty Yuhas

Porters
Kenrick Asgarali
Antonio Conigliaro
Danny Cordero
Carlos Rodriguez

Quarterly Profile

THE STAFF AT 200 EAST 16TH STREET

Our staff members are a professional, courteous and skilled group of men and women who take very good care of us. If you haven't met them already, introduce yourself. They're good friends to have in the building!



Edward Torralbes
Acting Superintendent
Since 2004



Dermot Brown
Handyman
Since 1994



Patty Yuhas
Lobby Attendant
Since 1972



Jorge Sanchez
Lobby Attendant
Since 1999



Raymond Vega
Lobby Attendant
Since 2004



Kenrick Asgarali
Porter
Since 2003



Antonio Conigliaro
Porter
Since 2002



Danny Cordero
Porter
Since 2005



Carlos Rodriguez
Porter
Since 2005

Working Group Reports

Communications working group update

Lisa Overton, Leslie Sturdavant and Rafael Weil

Recently installed above the first set of mailboxes in the lobby is a new resident directory. The sign is a big improvement in terms of content and appearance, but there may still be inaccuracies in some of the entries. Therefore, we encourage you to verify your information and leave word with the lobby attendant of any changes you may wish to make. The next updated version for this directory will be printed and installed in September, and moving forward, once every year. Along with this initiative, all building forms used by the staff have also been redesigned and updated to reflect recent changes in procedure and management. Looking forward to this Summer, the Communications Group will be redesigning our website.

Housekeeping working group update

Jennifer Collins, John Grant, Avo Samuelian & Rafael Weil

Work is underway on the renovation of our laundry room. Having approached the end of our contract with CoinMac, the board has opted to purchase new equipment and hire another firm to manage and maintain it. Purchasing equipment rather than leasing it will enable the co-op to take in more "good income" from the laundry and to have more control over the facility. A total of 6 washing machines and 6 dryers will be installed. Along with this purchase, the laundry room will be repainted, the floor leveled and new tiles installed, the window frames sanded and painted, and new window panels will be installed. Additionally, new laundry carts will be in place and a more permanent lending library will be installed.

The upgrade of our hallways has also begun. We have chosen the 12th floor as a prototype space for this renovation. The scope for this project includes choosing new paint colors for the walls and ceiling, as well as the door frames and doors. New lighting fixtures will replace our old florescent boxes to brighten up the corridors and bring out the color in our terrazzo floors. Additionally, we'll be replacing the wire channels along the hallways with conduits that will be able to accommodate the wiring for a future electrical upgrade. Hallway signage (directional & Fire emergency signs) will be redesigned as well as the apartment numbers on every door. New peep-hole/door bells will be installed to replace the electronic buzzers, many of which are no longer working.

After an unsatisfactory performance record with our former elevator maintenance agency, the board has decided to terminate their contract and hire a new company that will upgrade and maintain our two elevators beginning May 2, 2005.

Amenities working group update

Giulio Mazzarelli, Avo Samuelian & Rafael Weil

We have been approved by the city to plant three trees along Third Avenue. Due to a high demand for city planting, we are not scheduled to get the trees until sometime in the Fall. Summer flowers will be planted under our existing trees along 16th street.

Starting this Summer, the amenities working group will be looking into planting possibilities for the rear of the building. Proposals will be requested from landscapers.

All Working Groups have been established to encourage the participation of board members and shareholders in a collegial atmosphere in order to plan, research and make recommendations on matters affecting the quality of life at our co-op. If you would like to be considered for participation in a working group or have a suggestion for a new group, contact the board at: volunteer@200east.com.

Do Not Disturb!

In the same spirit as the National “Do Not Call” list, the board has agreed to compile a “Do Not Disturb” list for our building. If you would like to know that your privacy and quiet enjoyment of your home will not be disturbed by anything other than official building business, you can be placed on a list that will be kept at the front desk. We will then request that anyone in the building who is circulating flyers, petitions or other types of information campaigns consult this list and respect the wishes of those who choose not to be contacted. To be placed on the list, fill out the form below and leave it with the front desk or send an e-mail indicating your apartment number to: donotdisturb@200east.com.

The staff and management also do their best to prohibit the distribution of menus within the building but this can be difficult to control. If you receive unsolicited menus, give the menu to the lobby attendant and a letter will be sent informing the establishment that they must refrain from distributing menus or their personnel will not be allowed to enter the building for the purpose of making deliveries.

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DO NOT DISTURB REQUEST

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

I am requesting that anyone with matters other than official building business please refrain from knocking on my door or placing flyers, letters, or other items under my door.

Signature: _____

Name & Apt#: _____

Capital Projects Update

COMPLETED PROJECTS

- Sprinklers installed in the laundry room.
- Boiler cleaned and the heat timer replaced.
- Cellar door on sidewalk removed.
- All basement storage and work areas cleaned and painted.
- New employee lockers installed.
- Additional basement lighting installed.
- Bike room completed.
- Addition of intercom at service entrance.
- Repair of windows in bike room and laundry room.
- Carbon monoxide and smoke detectors installed in boiler room.

- Elevator repair and maintenance as required by new service provider.

CURRENT OR SCHEDULED PROJECTS

- Upgrade of laundry facilities.
- Local Law 11 facade work.
- Addition of trees on 3rd Ave.
- Retaining wall in oil room.
- Replacement of curb valve.
- Roof repair or resurface.
- Upgrade of hallways.
- Improvement of retail space.

POSSIBLE FUTURE PROJECTS

- Upgrade of electrical capacity.
- Roof deck.
- Improved intercom system.
- Replacement of windows.
- Plantings in rear of building.

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:

Hearth (646) 602-1300

» 403 E. 12th St. at First Ave.

Enjoy New American and Italian fare at this cozy and comfortable East Village restaurant led by Chef Marco Canora (formerly of Gramercy Tavern and Craft). One residents says: “It’s all about sitting by the kitchen for a reality show-type experience, and some extra perks between courses.” Exquisite food is complemented by an extensive wine list and excellent service. Menu highlights include roasted and braised domestic lamb and a not-to-miss carrot cake.

Kitchen 22 (212) 228 4399

» 36 E. 22nd St. bet. Broadway & Park Ave.

An easy menu with good food that’s good for the wallet, featuring a \$25 three-course prix fixe. Kitchen 22 has a no reservations policy, but sip a martini or one of the excellent wines while you wait at the bar. Excellent food and good service, the perfect neighborhood restaurant.

Hasaki (212) 473 3327

» 210 E. 9th St. bet. Second & Third Ave.

A great find tucked away amongst other East Village Japanese eateries. Hasaki boasts tasty fresh fish and other treats: be sure to try the Beef Negimaki appetizer (beef strips wrapped around scallions), they’re delicious! An intimate setting that’s a good place to go with a date—order the sushi and sashimi platter for two. Don’t be surprised if you have to wait, but put your name on the list and head on up to...

Angel’s Share (212) 777 5415

» 8 Stuyvesant St. bet. 9th st. & Third Ave.

One of the best kept secrets in the East Village. Climb up the stairs to the second floor and go through Yajirobei and Gyuya for a quiet drink (parties of more than four are turned away). Angel’s Share provides a soothing atmosphere with an extensive drink menu specializing in classic cocktails—regulars applaud the first-rate bartenders. Also a romantic spot for a very special date.

Featured Take-out Menu:

Chino’s (212) 598 1200

» 173 3rd Ave. bet. 16th & 17th St.

Welcome to the new kid on the block: an extremely convenient neighborhood take-out place with an unusual “Asian tapas” theme. Some residents are already playing favorites—try the calamari salad, the cool peanut soba noodles, or the roast pork sandwich. Also try eating in and enjoy the friendly service.

QUARTERLY

200 EAST 16TH STREET HOUSING CORPORATION
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Featured Pooch

SHNORPY #13G



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

Quarterly is published by 200 East 16th Street Housing Corporation under the direction of The Board of Directors. **Editor:** Beth Whitaker, **Design:** Rafael Weil. **Contributors:** Lisa Overton, Rafael Weil & Beth Whitaker. **Photo credits:** 200 East building entrance: Lisa Overton; 200E 16th Street staff: Edward Torralbes; Shnorpy: Suzanne Bottoms.