

**RESOLUTION OF THE BOARD OF DIRECTORS OF
3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC. ("Association"), a Connecticut non-stock corporation, desires to borrow the sum of TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$225,000.00) from SAVINGS INSTITUTE BANK AND TRUST CO. (the "Bank") in the form of a Term Loan (the "Loan") to refinance an existing loan with the Bank; and

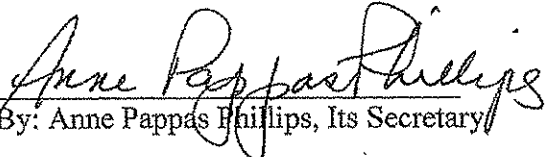
WHEREAS, the Bank has agreed to make the Loan on condition that the Association pledge its future income including common charge assessments; and

WHEREAS, it is declared in the best interests of the Association that it borrows the said sum for the aforesaid purposes.

NOW, THEREFORE, it is hereby:

1. **RESOLVED**: That the Association be and it is hereby authorized, directed and empowered to pursue and perform any and all acts necessary to obtain the Loan in the amount of \$225,000.00 to be made available by the Bank;
2. **RESOLVED**: That the Association make, execute and deliver a Promissory Note, Agreement and Absolute Assignment of Income, and such other instruments and documents as the Bank shall reasonably require, all in such form and substance as shall be satisfactory to the President of the Association, executing the same in his sole discretion and with such changes therein as he shall deem necessary and appropriate under the circumstances;
3. **RESOLVED**: That to secure the Loan, the Association is hereby authorized and directed to pledge its future income including common charge assessments with the Bank, according to the approval already given by the owners of units to which at least a majority of the votes in the Association are allocated;
4. **RESOLVED**: That the Association impose such regular and/or special assessments upon the unit owners as may be necessary to ensure ongoing debt service coverage, subject to and conditioned upon any necessary ratification by the unit owners in the manner provided by its Declaration and Bylaws and under state law; and
5. **RESOLVED**: That Association President Carmen P. Rosa, Sr. and Association Treasurer Francisco Ribas, and either of them acting alone, is authorized and directed to make, execute and deliver on behalf of the Association all such documents and instruments as shall be necessary to carry out the intents and purposes of these Resolutions, in such form as he shall deem necessary and appropriate under the circumstances, and the Association shall thereupon be bound thereby, including but not limited to execution of all documents identified herein and requests for advances upon the said loan.

Dated at Bridgeport, Connecticut, this 13th day of April, 2015.


By: Anne Pappas Phillips, Its Secretary

3300 PARK AVENUE CONDOMINIUM

The Brownstone Condominiums
3300 Park Avenue Condominium Association, Inc.
3300 Park Avenue
Bridgeport, CT 06604

June 4, 2015

Dear Unit Owner:

As a result of the numerous telephone calls received, the Board will once again attempt to pass the \$225,000 loan modification with the Savings Institute Bank and Trust ("SIBT"). On behalf of the Executive Board, I am very pleased to provide you with a summary of the loan which 3300 Park Avenue Condominium Association has secured to refinance our existing loan with Savings Institute Bank & Trust Company.

The loan replaces our existing capital improvement loan with the same bank for the same amount, but at a lower rate. The new \$225,000 loan will be repaid over seven (7) years and secured by the Association's income, specifically its rights to collect common charges. The new interest rate will be determined at closing, but we expect it will be approximately 4.50% (as compared with our current rate of 5.63%). The Board believes the terms of the refinancing are favorable and refinancing will save us thousands of dollars over the life of the loan.

The current per unit special assessment will not change, however the unit owners will be required to continue the special assessment for an additional 8-months, unless it is terminated by the Board of Directors at some later date post-closing.

We will be holding another meeting of the unit owners as some people who wanted to vote last time were unavailable. The meeting of the unit owners will be held on Monday, June 15, 2015 starting at 6:30 p.m. in Unit # 1 to vote on this loan modification, which requires a 51% majority cast votes (again, weighted per our declaration) in favor of approval. It is *essential* that you either attend this meeting in person or fill out and return the enclosed proxy form, because doing neither is the equivalent of voting against the loan. This letter is the notice and agenda for that special meeting.

Please note: Lisa Allegro from Savings Institute Bank & Trust may attend the meeting to discuss the benefits to the Association of the loan modification and answer any questions regarding the commitment letter (enclosed) the unit owners may have as to the impact of this on the Association.

The Board also invites you to submit any written comments or questions in advance to our Manager, Misty Maza at Consolidated Management, 263 Boston Post Road, Orange CT 06477 or mmaza@c-mgi.com.

We hope you share our excitement for this important undertaking. The Board is confident that it will be well-worth the investment.

Sincerely,

Carmen P. Rosa, Sr., President

3300 PARK AVENUE CONDOMINIUM ASSOCIATION

VOTE PROXY

Print Name: _____ Unit: _____

I appoint _____ to vote as my proxy at the upcoming meeting on Monday, June 15, 2015, including any postponements or continuations of the meeting.

If no name is written above, my proxyholder will be the first-listed of the following people who is present at the meeting and who is not already the holder of more than 15% of the votes of the Association by undirected proxies: the Association's President, Vice President, Treasurer, or Secretary.

The proxyholder can vote in his or her discretion on all questions which come up at the meeting, except as I specifically direct here:

	<u>For</u>	<u>Against</u>
Approval of the proposed loan:	<input type="checkbox"/>	<input type="checkbox"/>

This proxy can be revoked at any time in writing or by my attendance, and will terminate automatically when all business of the meeting is finally concluded. This form is not a ballot; my proxyholder must be present with this form and vote at the meeting in order for my vote to be counted.

SIGNATURE: _____ DATE: _____

**You MUST sign and date this form for it to be valid.
Give this form to any Board member, or to your
designated proxy to bring to the meeting.**

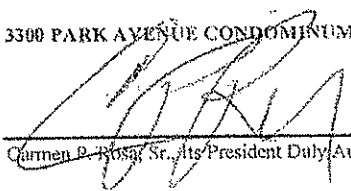
3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

Bridgeport, Connecticut

SPECIAL MEETING #3 - VOTE TO MODIFY EXISTING SIBT LOAN						
UNIT	OCCUPANT NAME	UNIT TYPE	SF	% INTEREST	VOTE - Yes	VOTE - No
1	Mallozzi, Sharon	Georgetown	2,670.00	4.16%	4.16%	
2	FMNA Mortgage	Beekman	2,278.00	3.55%		
3	Day, Georgia	Carlton	2,474.00	3.85%	3.85%	
4	Menillo, Elise	Beekman	2,278.00	3.55%		3.55%
5	Phillips, Anne	Carlton	2,474.00	3.85%	3.85%	
6	Tosado, Wilfred	Beekman	2,278.00	3.55%	3.55%	
7	Anand, Vidhu	Carlton	2,474.00	3.85%	3.85%	
8	Dunn, Cheryl Ann	Georgetown	2,670.00	4.16%		4.16%
9	Ellsworth, Michael	Type A	2,732.21	4.26%	4.26%	
10	Pinheiro, Alice	Type C	2,384.50	3.71%	3.71%	
11	Sheridan, Eileen Murphy, Jane	Type B	2,548.26	3.97%	3.97%	
12	Molloy, Peter & Mary	Type C	2,384.50	3.71%		
13	Bianco, Janis	Type B	2,548.26	3.97%	3.97%	
14	Deutsch, David	Type C	2,384.50	3.71%		3.71%
15	Barnes, Rebecca	Type B	2,548.26	3.97%	3.97%	
16	Avery, Raymond & Carol	Type A	2,732.21	4.26%	4.26%	
27	Lewis, David Ribas, Frank	Georgetown	2,670.00	4.16%	4.16%	
28	McNaughton, William & Laura	Beekman	2,278.00	3.55%	3.55%	
29		Carlton	2,474.00	3.85%		
30	Fenton, Dean	Carlton	2,474.00	3.85%	3.85%	
31	Fenton, Dean	Beekman	2,278.00	3.55%	3.55%	
32	Joseph, Kahleen	Beekman	2,278.00	3.55%		
33	Rosa, Carmen & Karen	Carlton	2,474.00	3.85%	3.85%	
34	Zolan, Florence	Carlton	2,474.00	3.85%	3.85%	
35	Gauthier, Joanne	Beekman	2,278.00	3.55%		
36	Hodgdon, Anne	Georgetown	2,670.00	4.16%	4.16%	
TOTAL			64,206.70	100.00%	70.37%	11.42%

I hereby affirm and attest that the YES votes recorded above is an accurate accounting of the results of the Special Meeting held on Monday, June 15,

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.



 Carmen P. Ribas Sr., Its President Duly Authorized

June 15, 2015

Date

10-10

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CERTIFICATE OF INCORPORATION

OF

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

(A Nonstock Corporation)

The undersigned sole incorporator hereby forms a corporation under the Nonstock Corporation Act of the State of Connecticut.

1. The name of the Corporation is 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC..

2. The nature of the activities to be conducted or the purposes to be promoted or carried out by the Corporation are as follows:

(a) To engage in any lawful act or activity for which corporations may be formed under the Nonstock Corporation Act.

(b) To act as an association of unit owners and to operate the condominium known as 3300 Park Avenue, an Expandable Condominium located at 3300 Park Avenue, Bridgeport, Connecticut in accordance with the requirements for an association of unit owners charged with the administration of property under the Unit Ownership Act, Chapter 825, of the Connecticut General Statutes, as amended, including the performance of the following acts and services on a not-for-profit basis:

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(i) The operation, supervision, care, upkeep, maintenance, renewal and protection of all buildings, structures, grounds, roadways, parking areas and other facilities and installations and appurtenances relating to the property of said Condominium.

(ii) The preparation of estimates and budgets of the costs and expenses of rendering such services and performing or contracting or agreeing for such performance, and the apportionment of such estimated costs and expenses among and the collection thereof from the unit owners obligated to assume or bear the same.

(iii) Making and promulgating, on behalf of said unit owners, such rules and regulations as may be necessary or proper from time to time, with respect to the safe occupancy, reasonable use and enjoyment of the buildings, structures, grounds and facilities of the Condominium and enforcing compliance therewith including the levy of fines.

(iv) Purchasing or leasing or otherwise acquiring units offered for sale or lease or surrendered by their owners to the Association and purchasing of units at foreclosure or other judicial sales.

(v) Selling, leasing, mortgaging and otherwise dealing with units acquired by, and subleasing units lessed by, the Association.

(vi) Obtaining necessary insurance for the Condominium.

(vii) Making necessary repairs, additions and improvements or alterations to the Condominium.

(viii) To do or perform or cause to be performed all such other acts and services as may be necessary, suitable or incidental to any of the foregoing purposes and subjects to the fullest extent permitted by law, to assist the unit owners within the Condominium development wherever possible and appropriate and to foster the best interests of the Condominium and of the unit owners.

(ix) To retain counsel, auditors and accountants, appraisers and other persons or services that may be necessary for or incidental to any of the activities herein described.

It being understood that the foregoing statement of the nature of the business to be transacted and the purpose to be promoted and carried on by the corporation is not intended to limit or restrict in any manner the exercise of all powers conferred upon the corporation by the General Corporation Laws of the State of Connecticut, or to limit the corporation from doing any and all acts not expressly prohibited under the General Incorporation Laws of the State of Connecticut, and that nothing contained herein is to be construed as an attempt to secure powers not properly obtainable by corporations organized under the laws of the State of Connecticut.

3. The corporation is non-profit and shall not have or issue shares of stock or pay dividends. No part of the Corporation's income shall be distributable to its members, directors or officers. In the event of dissolution, net assets after payment of debts will be distributed to an organization holding a valid tax exemption permit issued by the State Tax Commissioner.


4. Any person who acquires title to a unit in the Condominium shall be a member of the Association. PARK CONSTRUCTION & DEVELOPMENT CORPORATION, the Declarant under Declaration of Condominium of 3300 Park Avenue, an Expandable Condominium shall, subject to the provisions of the Unit Ownership Act, be the owner of each unit to which it has not conveyed title to a purchaser. Such membership shall be automatically transferred upon the conveyance of any such condominium unit. Until the first meeting at which unit owners may vote, the Association shall act without vote of the unit owners. Thereafter, pursuant to the terms of the By-Laws and the Unit Ownership Act, each unit owner shall be entitled to vote. Voting shall be on a percentage basis and the percentage vote to which each membership is entitled is the percentage of undivided interest in the common elements assigned to the unit in said Declaration as the same may, from time to time, be amended.

5. The management of the Corporation shall be vested in the Board of Directors and said Board shall have the power to amend the Certificate of Incorporation at any duly constituted meeting of said Board, upon receiving the vote of a majority of the directors in office at the time of said vote.

6. The duration of the Corporation shall be unlimited.

Dated at Bridgeport, Connecticut this 7th day of December, 1982.

I hereby declare, under the penalties of false statement, that the statements made in the foregoing certificate are true.


Ansel Gladstein
Sole Incorporator

FILED
STATE OF CONNECTICUT
DEC 20 1982

Mark L. Nathan
SECRETARY OF THE STATE
* *DM* *4*

Sent Rec'd 1-3-83 fa

APPOINTMENT OF STATUTORY AGENT FOR SERVICE
DOMESTIC CORPORATION

10-1010 985
TO: The Secretary of the State of Connecticut

2300 Park Avenue Condominium Association, Inc.

The above corporation appoints as its statutory agent for service, one of the following

64 Lyon Terrace, Bridgeport, Connecticut, 06604

Bernard Green

122 Driftwood Lane, Trumbull, Connecticut, 06611

Address of the above agent for service.

Address of the corporation as provided under the laws of Connecticut.

Signature of the Secretary of the State of Connecticut.

Name of the corporation (Print or type) 2300 Park Avenue Condominium Association, Inc.
Name of the Secretary of the State of Connecticut Angel Gladstein
Date of incorporation 12/7/82
Name of the agent for service (Print or type) Bernard Green
Address of the agent for service (Print or type) 64 Lyon Terrace, Bridgeport, Connecticut, 06604

Signature of the Secretary of the State of Connecticut Bernard Green

FILED
STATE OF CONNECTICUT
DEC 20 1982
By Robert L. ...
SECRETARY OF THE STATE

STATE OF CONNECTICUT }
OFFICE OF THE SECRETARY OF THE STATE } SS. HARTFORD

I hereby certify that this is a true copy of record
in this Office.

In Testimony whereof, I have hereunto set my hand,
and affixed the Seal of said State, at Hartford,
this 8th day of April A.D. 2015



C.H.R.

SECRETARY OF THE STATE


Office of the Secretary of the State of Connecticut

I, the Connecticut Secretary of the State, and keeper of the seal thereof,
DO HEREBY CERTIFY, that the certificate of incorporation of

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

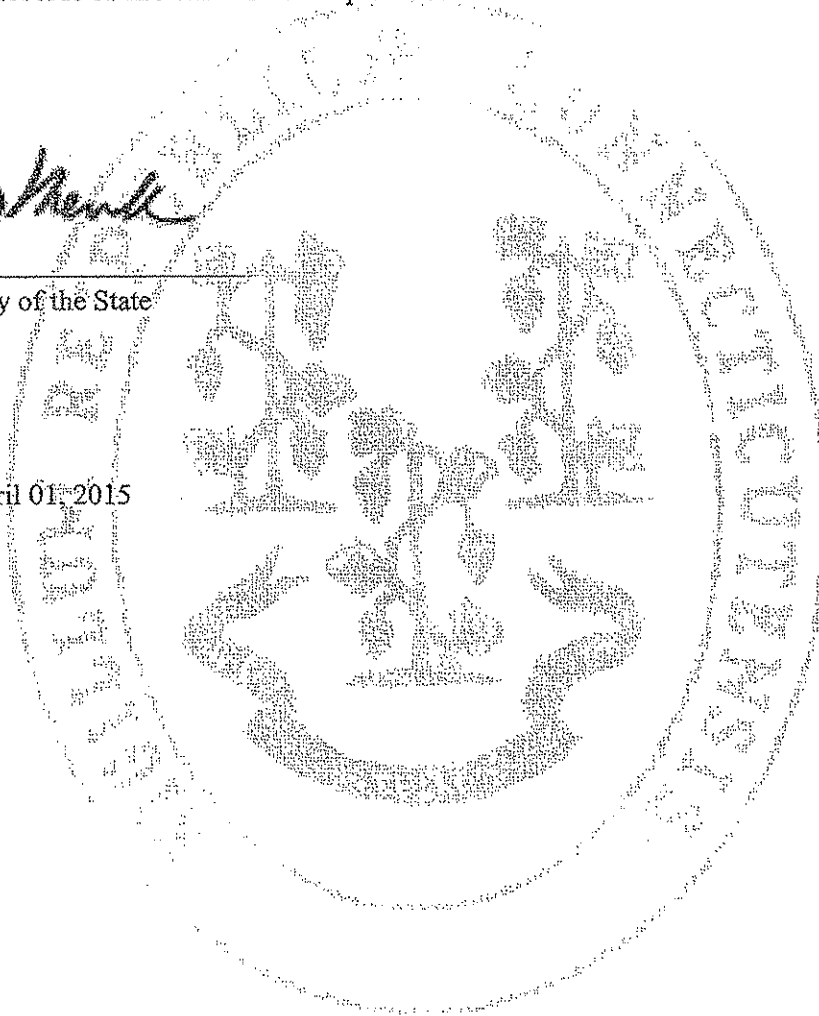
a domestic NONSTOCK corporation, was filed in this office on December 20, 1982.

A certificate of dissolution has not been filed, the corporation has filed all annual reports, and so far as indicated by the records of this office such corporation is in existence.



Secretary of the State

Date Issued: April 01, 2015



Business ID: 0137482

Standard

Certificate Number: 2015092837001

Note: To verify this certificate, visit the web site <http://www.concord.sots.ct.gov>