

Annual Meeting for 3300 Park Ave
Nov.2, 2024 at 10:30 AM

1. Calling of the roll – Mike Donadeo called the meeting to order at 10:35 AM.
2. Proof of Notice of meeting or waiver of notice was conducted by Mike Donadeo. Christine Liff made a motion to except this and Jackie Roberson 2nd the motion.
3. Reading of the minutes from the Annual Meeting on Aug.12, 2023 were read by the Secretary, Stephanie D. Moore. Jan Barnes made a motion that the reading of the minutes be accepted and Florence Zolan 2nd the motion.
4. Receiving reports from officers – Will Tosado gave presentation regarding Optimum Go-Net Speed. The new wiring has been installed underground and will last for the

next 50 years. If you are interested, you can contact Optimum/Go-Net Speed. Mr. Tosado has been looking into security cameras to be placed in the parking lot area. Also, there needs to be more lighting by the mail hut and the lower parking area. The subject of the Rod Iron Gates was brought up. The complex needs a gate installed at the lower area of the complex that is removeable due to the complex needs 2 egresses of coming and exiting the property. Vidhu Anand stated he will not be on the ballot for this election. If anyone would like a copy of the financial report, feel free to ask him for a copy. We have some money in M&T and J.P. Morgan Chase. We still have a negative balance due to some unit owners in arrears. Mr. Anand stated he would rather the new Board of Elected Directors put a new budget together

5. Receiving a report from the manager – Mike Donadeo stated that Julie Lubas and Vidhu Anand will be missed because they were a great asset to the Board of Directors.

6. Election of members of the Board of Directors - Mike Donadeo. The proxies were given to Stephanie D. Moore and Christina Liff to total the votes. Due to the proxies having a different percent for each unit, a certain fraction has to be calculated due to the size of the unit. Mike Donadeo will complete the task. Dave Lewis stated he will email Mike Donadeo an excel spreadsheet to complete the proxy count. Ms. Barnes (unit 15) raised a question how can a person sue the community and run for a position for the Board of Directors? Sharon Mallozzi made a motion that there be a list of all unit owners

for 2025. There is an issue with the roof and gutters. The trees on the side of unit 36 – unit 27 belong to the private home behind the complex. The owner of that home agreed to allow Brownstone to remove the trees. Mr. Anand stated that we are spending too much money on snow removal and landscaping. The insurance for the community has gone up 40%. Stephanie D. Moore stated she just wants to bring harmony and peace to the community. If we are divided, we will not be able to do anything to make the community a beautiful place to live. Al Mallozzi suggested we have a study done so we will know how much is needed to complete the issues that are before the community. The new Board of Directors should take on this task.

and their phone numbers. Ms. Barnes 2nd the motion.

7. Mike Donadeo made a motion for the meeting to be adjourned at 11:45 AM.

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3300 PARK AVENUE CONDOMINIUM ASSOCIATION INC.

2024 ANNUAL MEETING OF OWNERS

DATE: SATURDAY NOVEMBER 2, 2024
TIME: 10:30 A.M.
PLACE: OLIVET CONGREGATIONAL CHURCH, UCC
MAIN DOOR ON MAIN STREET ACROSS FROM CHASE BANK

Dear Unit Owner,

It is now time to gather for our annual meeting and we look forward to your attendance.

The agenda as set forth in the by-laws will be as followed.

There will be an election to the Board of Directors. If you are interested in running for the board, please contact me by email at mdonadeo@aol.com within five (5) days of receipt of this notice and I will be happy to put your name on the ballot. Also, nominees will be accepted from the floor.

We encourage all owners to attend but if you are unable to do so please complete the official attached proxy so that we may be sure a quorum will be represented. The proxy can be given to anyone attending the meeting or to the board Secretary Stephanie Moore, Unit #8.

Lastly, there will be a discussion regarding future capital projects for 2025 and forward, funding and the possibility of a loan and the 2025 budget.

If you are planning on attending please RSVP by email no later than Monday October 21, 2024.

On behalf of the Board of Directors and myself, we look forward to seeing you.

Very truly yours,

Michael Donadeo

~~Property Manager~~

3300 PARK AVENUE CONDOMINIUM ASSOCIATION

OFFICIAL PROXY FOR ANNUAL MEETING SCHEDULED FOR

NOVEMBER 2, 2024

BE IT KNOWN TO ALL THESE PRESENT THAT I, _____

RESIDING AT _____ BEING THE OWNER OF
RECORD OF UNIT _____ AT 3300 PARK AVENUE, BRIDGEPORT, CT, HEREBY CONSTITUTE AND
APPOINT _____ OF _____

AS MY PROXY TO ATTEND THE ANNUAL MEETING OF UNIT OWNERS OR ANY CONTINUATION OR
ADJOURNMENT THEROF WITH FULL POWER TO VOTE AND ACT FOR ME IN MY NAME, PLACE AND STEAD
IN THE SAME MANNER, TO THE SAME EXTENT, AND WITH THE SAME EFFECT THAT I MIGHT WERE I
PERSONALLY PRESENT THERAT, GIVING TO SAID

_____ FULL POWER OF SUBSTITUTION AND REVOCATION, AND I HEREBY
REVOKE ANY OTHER PROXY HERETOFORE GIVEN BY ME.

DATED AT _____, CONNECTICUT

THIS _____ DAY OF _____ 2024

NAME OF UNIT OWNER/S _____

UNIT # _____

SIGNATURE/S _____