

# 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

c/o Donadeo Property Management  
880 North Avenue  
Bridgeport, CT 06604

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December 18, 2010

Mr. Michael Donadeo, Principal  
Donadeo Property Management  
880 North Avenue  
Bridgeport, CT 06604

**RE: 2011 Management Services For 3300 Park Avenue Condominium Association, Inc.**

Dear Mr. Donadeo

I am writing this letter to inform you that at a special Board of Director's Meeting that took place on Thursday, December 16, 2010, the Board voted unanimously not to approve a renewal of your contract for calendar year 2011.

The Board has selected and is currently negotiating a management agreement with Thomas Rich of D.A. Rich Company located in Stratford, Connecticut. For your records, Mr. Rich's contact information is below:

**Mr. Thomas Rich, Principal**  
**D.A Rich Company**  
**Foot of Broad Street, Suite 208**  
**Stratford, CT 06615**  
**T: 203-375-1678**  
**F: 203-375-0903**  
**E: thomasrich@optonline.net**

Please be advised that Mr. Rich will be contacting you within the next week to discuss with you the transfer of the books and records, as well as the historical document that you have amassed over the more than fifteen (15) years in which you have been providing management services to our condominium.

I and the Board wish you well in your future endeavors. In the meantime, should you have any questions regarding this matter, please do not hesitate to contact me directly at 203-631-2623.

Sincerely

**3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.**

  
Carmen Rosa, Secretary

CR/dl  
LTR-Change in Management (121810)

Copy: Raymond Avery, President  
Al Mallozzi, Vice President  
Michael Ellsworth, Board Member  
David A. Lewis, Jr., Treasurer  
File

# 3300 PARK AVENUE CONDOMINIUM ASSOCIATION

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## SPECIAL MEETING - MEETING MINUTES

THURSDAY, DECEMBER 16, 2010

### BOARD MEMBERS PRESENT

- **Carmen Rosa**, Secretary – Unit #33
- **David Lewis**, Treasurer – Unit #27
- **Mike Ellsworth** – Board Member – Unit #9

### BOARD MEMBERS NOT PRESENT

- **Raymond Avery**, President – Unit #16
- **Al Mallozzi**, Vice President – Unit #1

The Special Meeting of the Board of Directors, held at the residence of Michael & Maggie Ellsworth, Unit #9, was called to order by Secretary, Carmen Rosa at 6:05PM. The Special Meeting was called to review and discuss property management agreements received from D.A. Rich Company and Donadeo Property Management, and to vote to select a company.

Shortly after a brief discussion of Donadeo Property Management and D.A. Rich Company, a vote was taken as follows:

- |   |                                    |
|---|------------------------------------|
| ▪ <b>Michael Ellsworth</b> – Board Member – Unit #9 | <b>D.A. Rich Company</b>           |
| ▪ <b>Carmen Rosa</b> , Secretary – Unit #33         | <b>D.A. Rich Company</b>           |
| ▪ <b>David Lewis</b> , Treasurer – Unit #27         | <b>Donadeo Property Management</b> |

Per the majority vote of the Board of Directors (3-1), D.A Rich Company will become the new property manager effective January 2011. Furthermore, as secretary, Carmen Rosa will notify Donadeo Property Management of the change in management.

Secretary Carmen Rosa adjourned the meeting at 6:32 PM

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