



3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

David Deutsch
Director & President
Vidhu Anand
Director & Treasurer
Al Mallozzi
Director & Secretary

Dean Fenton
Director

**Michael Donadeo &
Glen Mackno**
Property Managers

ASSOCIATION UPDATE / NEWSLETTER - JANUARY 22th, 2019

Dear fellow unit owners,

As the newly elected President of your Board of Directors, I'd like to welcome both new and old faces to 3300 Park Avenue, "The Brownstones".

A lot of changes are taking place here at our community; this and future newsletters will serve to keep you informed, included and involved in our planning and meetings.

Changes to our Board of Directors

At a normally scheduled association board meeting on July 31th, 2018, Clay Caron resigned as a Director and as our board's Secretary. Clay had just closed on selling his unit in the complex and could therefore no longer be a member of our board.

The remaining board members (Al Mallozzi, Vidhu Anand, Dean Fenton and Anne Phillips) asked myself (David Deutsch) to rejoin the board and fill his seat; I agreed.

Later on December 17th, 2018, Anne Phillips tendered her resignation as a Director and as our board's President.

The remaining other board members (Al Mallozzi, Vidhu Anand and Dean Fenton) asked me to take the officer position of President; I agreed.

This board is dedicated to fiscal responsibility, avoiding assessments and a transparent operating policy. Although we have inherited a difficult state of affairs with significantly depleted reserves, we have begun the process of tightening spending and rebuilding our accounts.

This will be a hands-on board in every manner of spending and day to day operations of the association; working hand-in-hand with management to insure that projects and repairs are completed on time and on budget.

A Change in our Management Company

Since the beginning of 2018, our association has been under the care of Consolidated Management Group (CMG) and while we greatly appreciate the dedicated service for this past year; we felt it was time for a change.

As the new board of directors reviewed our association's needs, including a more day to day management approach of the association, we realized that CMG would not be able to dedicate the amount of time and energy we require.

After much consideration and feedback from our residents, we have decided to return to Michael Donadeo Realty & Management as our property management company immediately. For those of you unfamiliar with Michael Donadeo; he was our property manager for over 20 years and is already familiar with the complex and its outstanding issues.

His offices on North Ave and their local maintenance staff will offer us many efficiencies in time and resources over the course of a year. Inquires can be handled on a more personal level and emergencies can be dealt with in a more timely fashion.

New Address for Payments

You will find new contact and mailing information for various billing, maintenance and general management questions on a separate document titled "3300 Park Ave – Property Management Contact Sheet", included with this newsletter.

However, we wanted to make sure you are aware that future common charge and assessment payments should be sent to:

3300 Park Avenue Condo Association
C/O Michael Donadeo Realty & Management
880 North Ave
Bridgeport, CT 06604

Please also note that payments should always be made out to "3300 Park Ave Condo Association" and not the management company.

Any payments that have already been sent to the previous management company address in Arizona will still be processed and credited against your account.

The Importance of Completing the Attached Unit Owner Documents

You will also find three form letters attached, which we ask you to complete to the best of your abilities and return to us via email or postal mail, so that we may update our records.

These forms include: sections for contact information, information on renters or long term guests, vehicles that you own and use parking resources, and any outstanding maintenance or billing issues you wish to bring to our attention.

All information we collect is private and will not be shared with other unit owners or third parties; however it helps us keep you informed and insures that we keep our community safe.

Upcoming Meeting & Annual Meeting

Rest assured that the board has already put together a list of items that need attention, including: gutter cleaning, electrical repairs, siding repairs, foundation cracks, visitor lot repairs, water leaks, replacing stairs and more.

The best way for you to have a voice and let us know of issues that are important to you is to complete the attached forms and attend one of our public Board of Director meetings.

We will be announcing an upcoming meeting in the next few weeks which will have a generous amount of time allocated to Questions and Answers for all unit owners.

Additionally, it is our intention to hold an annual meeting roughly one month after Michael and his management team take over to vote a new board of directors and approve a budget for 2019.

Remember, your participation and feedback makes us a better community!

Account Reconciliation

It has been brought to our attention that unit owners have experienced some incorrect late, security or miscellaneous fees over the past year in error; in addition to some units experiencing lost payments or double billing of common charges. We are almost done with a reconciliation of every unit owner's account and will be providing you with a statement showing your charges, payments and current balance.

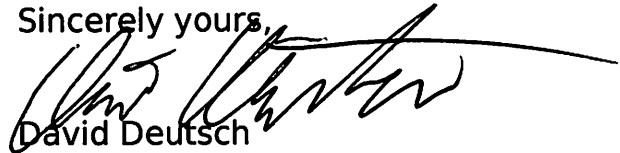
Should you find any errors in your account statement, PLEASE, make sure to contact us and let us know what needs to be corrected. We want more than anything, to enter 2019 with a clean slate of everyone's account.

In Conclusion

I want to thank each and every one of you again for choosing to be a part of our wonderful community here at 3300 Park Avenue and especially thank you ahead of time for attention and assistance while we transition the board and management of the association.

We know that the past year has been difficult and at many times counter productive; a situation we hope to quickly resolve.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'David Deutsch', with a long horizontal flourish extending to the right.

David Deutsch

President