

From: fxribas <fxribas@3300park.com>

To: dalewisjr <dalewisjr@3300park.com>; amallozzi <amallozzi@3300park.com>; cprosasr <cprosasr@gmail.com>;
aphillips <aphillips@3300park.com>; wtosado <wtosado@3300park.com>

Cc: mmaza <mmaza@c-mgi.com>

Subject: RE: 3300 PARK - Commitment Letter from Savings Institute Bank & Trust

Date: Wed, Mar 4, 2015 6:43 pm

Dear Board Members -

I second David's motion noted below, and hereby vote " **YES**".

Mr. Francisco X. Ribas, Treasurer
3300 Park Avenue Condominium Association, Inc.
3300 Park Avenue, #27
Bridgeport, CT 06604

T: 203-260-6012

E: fxribas@3300park.com

----- Original Message -----

Subject: 3300 PARK - Commitment Letter from Savings Institute Bank & Trust

From: <dalewisjr@3300park.com>

Date: Wed, March 04, 2015 4:40 pm

To: fxribas@3300park.com, amallozzi@3300park.com, cprosasr@gmail.com,
aphillips@3300park.com, wtosado@3300park.com

Cc: mmaza@c-mgi.com

Dear Board Members - I

am in receipt of the attached commitment letter from Lisa Allegro at SIBT. The commitment letter needs to be signed by Friday, March 6th, and returned to Lisa Allegro. Attached is a copy of the commitment letter for review.

In summary, SIBT is proposing to provide the Association with a loan in the amount of \$225,000, which is an increase of \$30,000 which we can use for capital improvements and immediate repairs.

There are some slight differences from the current mortgage noted as follows:

1. **Extended Maturity Date** - The maturity date of the proposed loan will be 6-months past the maturity date of the current loan of September 2021, assuming we close the loan in April 2015.
2. **Lower Interest Rate:** The interest rate will decrease from 5.63% to approximately 4.65%
3. **Slightly Higher Monthly Payment:** The monthly payment will increase from \$3,086.62 to \$3,130.79, resulting in an extra \$44.17 per month or negligible \$530.00 per annum.

In summary, the Association can borrow up to \$30,000 in additional cash, have a loan that is only extended 6-months past the current loan maturity date, and have a lower interest rate, at no additional cost to the association members. Due to the fact that the annual \$530.04 that will be paid on the loan for 7-years is insignificant, I would recommend that there not be an increase to the current assessment.

With that said, **I would like make a motion for the Board of Directors to authorize the President, Carmen Rosa to sign the Loan Commitment dated February 23, 2013 from SIBT, so that the next step in the loan approval process can begin with the notification to the unit owners.**

To make the vote valid, every Board member needs to " **reply all**" to this email " **affirmatively - yes**".

Call me if you have any questions and have a great day.

Mr. David A. Lewis, Jr., Assistant Treasurer
3300 Park Avenue Condominium Association, Inc.
3300 Park Avenue, #27
Bridgeport, CT 06604

T: (203) 260-6864
E: dalewisjr@3300park.com
W: www.3300park.com

From: Carmen Rosa <crosa@ctcproduce.com>
To: David A. Lewis Jr. <davlew1965@aim.com>
Subject: RE: 3300 PARK - Execution of SIBT Loan Commitment
Date: Tue, Mar 10, 2015 7:01 am

I agree

Carmen P. Rosa
Coast to Coast Produce
203-699-5138 office
203-631-2623 cell
203-271-2796 fax
crosa@ctcproduce.com

From: David A. Lewis Jr. [<mailto:davlew1965@aim.com>]
Sent: Tuesday, March 10, 2015 8:00 AM
To: Carmen Rosa
Subject: Fwd: 3300 PARK - Execution of SIBT Loan Commitment



Mr. David A. Lewis, Jr
3300 Park Avenue, #27
Bridgeport, CT 06604

T: 203-365-4904
C: 203-260-6864
E: davlew1965@aim.com

-----Original Message-----

From: dalewisjr <dalewisjr@3300park.com>
To: cprosar <cprosar@gmail.com>
Cc: fxribas <fxribas@3300park.com>; aphilips <aphillips@3300park.com>
Sent: Thu, Mar 5, 2015 6:05 am
Subject: 3300 PARK - Execution of SIBT Loan Commitment

Carmen - Since you are not available to sign the commitment, do you grant permission to allow both Anne Pappas Phillips (Secretary) and Francisco X. Ribas (Treasurer) to both sign the commitment in your absence.

Please respond to this email.

Mr. David A. Lewis, Jr., Assistant Treasurer

From: wtosado <wtosado@optonline.net>

To: Annephillips <annephillips@aol.com>; fxribas <fxribas@3300park.com>; dalewisjr <dalewisjr@3300park.com>; amallozzi <amallozzi@3300park.com>; cprosasr <cprosasr@gmail.com>; aphilips <aphillips@3300park.com>; wtosado <wtosado@3300park.com>

Cc: mmaza <mmaza@c-mgi.com>

Subject: Re: 3300 PARK - Commitment Letter from Savings Institute Bank & Trust

Date: Wed, Mar 4, 2015 8:06 pm

I vote YES

----- Original message -----

From: Annephillips <annephillips@aol.com>

Date: 03/04/2015 7:04 PM (GMT-05:00)

To: fxribas@3300park.com, dalewisjr@3300park.com, amallozzi@3300park.com, cprosasr@gmail.com, aphillips@3300park.com, wtosado@3300park.com

Cc: mmaza@c-mgi.com

Subject: Re: 3300 PARK - Commitment Letter from Savings Institute Bank & Trust

To all Board Members,

I vote "yes" to the motion for the new terms of the SIBT loan .

Anne Pappas Phillips.
Board Member

-----Original Message-----

From: fxribas <fxribas@3300park.com>

To: dalewisjr <dalewisjr@3300park.com>; amallozzi <amallozzi@3300park.com>; cprosasr <cprosasr@gmail.com>; aphilips <aphillips@3300park.com>; wtosado <wtosado@3300park.com>

Cc: mmaza <mmaza@c-mgi.com>

Sent: Wed, Mar 4, 2015 6:43 pm

Subject: RE: 3300 PARK - Commitment Letter from Savings Institute Bank & Trust

Dear Board Members -

I second David's motion noted below, and hereby vote " **YES**".

Mr. Francisco X. Ribas, Treasurer
3300 Park Avenue Condominium Association, Inc.
3300 Park Avenue, #27
Bridgeport, CT 06604

T: 203-260-6012

E: fxribas@3300park.com

----- Original Message -----

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Date: Wed, March 04, 2015 4:40 pm

To: fxribas@3300park.com, amallozzi@3300park.com, cprosasr@gmail.com,

From: Annephillips <annephillips@aol.com>

To: fxribas <fxribas@3300park.com>; dalewisjr <dalewisjr@3300park.com>; amallozzi <amallozzi@3300park.com>; cprosasr <cprosasr@gmail.com>; aPhillips <aPhillips@3300park.com>; wtosado <wtosado@3300park.com>

Cc: mmaza <mmaza@c-mgi.com>

Subject: Re: 3300 PARK - Commitment Letter from Savings Institute Bank & Trust

Date: Wed, Mar 4, 2015 7:04 pm

To all Board Members,

I vote "yes" to the motion for the new terms of the SIBT loan .

Anne Pappas Phillips.
Board Member

-----Original Message-----

From: fxribas <fxribas@3300park.com>

To: dalewisjr <dalewisjr@3300park.com>; amallozzi <amallozzi@3300park.com>; cprosasr <cprosasr@gmail.com>; aPhillips <aPhillips@3300park.com>; wtosado <wtosado@3300park.com>

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From: Alfred Mallozzi <almallo@me.com>

To: dalewisjr <dalewisjr@3300park.com>

Cc: fxribas <fxribas@3300park.com>; amalozzi <amalozzi@3300park.com>; cprosasr <cprosasr@gmail.com>;
aphillips <aphillips@3300park.com>; wtosado <wtosado@3300park.com>; mmaza <mmaza@c-mgi.com>

Subject: Re: 3300 PARK - Commitment Letter from Savings Institute Bank & Trust

Date: Thu, Mar 5, 2015 4:04 am

I vote yes

Sent from my iPhone

On Mar 4, 2015, at 6:40 PM, dalewisjr@3300park.com wrote:

Dear Board Members - I

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