

## 3300 PARK - BOD Vote to Release the Proposed FY2025 Annual Budget to the Unit Owners (CGS 47-250(b))

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From: David A. Lewis Jr. (davlew1965@aol.com)

Cc: davlew1965@aol.com

Date: Friday, December 27, 2024 at 01:03 PM EST

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Dear Unit Owners - According to the requirements of **CGS § 47-250(b)** and on behalf of Secretary Diana Rivera McCoy, I am notifying the Unit Owners that the Board of Directors of **3300 Park Avenue Condominium Association** voted unanimously [via email] to release the proposed FY2025 Annual Budget to the unit owners for review and vote at a **SPECIAL MEETING** to be called by the Association's Secretary [Diana Rivera-McCoy] sometime prior to January 31, 2025.

Sincerely,

Mr. David A. Lewis, Jr., Treasurer  
3300 Park Avenue Condominium Association, Inc.  
(203) 260-6864



BOD VOTE - Approval To Release FY2025 Annual Budget to Unit Owners.pdf  
873.4kB

## Re: REVISED DRAFT - 3300 PARK - FY2025 Annual Budget

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From: David A. Lewis Jr. (davlew1965@aol.com)

To: almallo@mac.com; stephanimooore50@gmail.com; wil.tosado.mail@gmail.com; ddrivera33@aol.com

Cc: mdonadeo@aol.com; davlew1965@aol.com

Date: Tuesday, December 10, 2024 at 07:15 AM EST

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Dear Board Members - Per my email this morning o Michael regards the **REFUSE EXPENSE** with All American Waste, attached please find a **REVISED FY2025 BUDGET** reflecting changes to the FY2024 Reforecast and the 4-Year Historical and 4-Year Actual Spreadsheets within Section 1. The FY2025 12-Month spreadsheet within Section II was also changed to reflect the changes to the monthly expense for REFUSE, and the REFUSE EXPENSE and REPAIRS & MAINTENANCE narratives were replaced within Section IV.

This is the PDF file that is the most current. As stated below, **the budget must be approved prior to 01/31/2025**. To that end, the following time deadlines are imposed per **CGS 47-261e**:

1. The Board must review and approve the attached budget as soon as possible.
2. Once approved by the Board, the proposed FY2025 Budget must be sent to the Unit Owners for review.
3. Concurrently, the Secretary must "**properly notice**" a Budget Meeting Date that is not less than 10-days and not more than 30-days from the date the FY2025 budget is provided to the unit owners.

**Since time is of the essence, please review the attached PDF as soon as possible and provide me with comments.** If you have any questions regarding the budget or the assumptions made, please feel free to contact me.

Mr. David A. Lewis, Jr., Treasurer  
3300 Park Avenue Condominium Association Inc.  
(203) 260-6864

On Saturday, December 7, 2024 at 11:55:27 AM EST, David A. Lewis Jr. <davlew1965@aol.com> wrote:

Dear Board Members - Attached is a PDF copy of the **DRAFT FY2025 ANNUAL BUDGET** of the Association. **Please be advised that in order to cover the current annual operating expenses and the estimated 10% [minimum] reserve requirement a 20.0% increase in the monthly common fees will be required.**

It is important to note that the last increase in the condominium fees for unit owners was a 12.5% hike approved in 2018. Since then, expenses for maintenance services and insurance have significantly risen, while the annual condominium fees have remained unchanged. Furthermore, we must consider the effect of the current \$12,400 delinquency on the Association's monthly cash flow if it remains uncollected during FY2025.

The attached PDF file contains a **four-year retrospective (FY2021 - FY2024)**, comparing the "**annual budgets**" with the "**actual profit & loss**" figures for each respective year. Additionally, it includes a comprehensive narrative detailing each budget line item and the reasoning behind the proposed budget figures.

**The budget must be approved prior to 01/31/2025.** To that end, the following time deadlines are imposed per **CGS 47-261e**:

1. The Board must review and approve the attached budget as soon as possible.
2. Once approved by the Board, the proposed FY2025 Budget must be sent to the Unit Owners for review.
3. Concurrently, the Secretary must "**properly notice**" a Budget Meeting Date that is not less than 10-days and not more than 30-days from the date the FY2025 budget is provided to the unit owners.

Since time is of the essence, please review the attached PDF as soon as possible. If you have any questions regarding the budget or the assumptions made, please feel free to contact me.

Mr. David A. Lewis, Jr., Treasurer  
3300 Park Avenue Condominium Association Inc.  
(203) 260-6864



3300 PARK - FY2025 Proposed Budget (Rev 121024).pdf  
3.7MB

## Re: REVISED DRAFT - 3300 PARK - FY2025 Annual Budget

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From: Alfred Mallozzi (almallo@mac.com)

To: davlew1965@aol.com

Cc: wil.tosado.mail@gmail.com; stephanimoore50@gmail.com; ddrivera33@aol.com; mdonadeo@aol.com

Date: Friday, December 20, 2024 at 02:10 PM EST

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I also vote yes.

AI

On Dec 20, 2024, at 12:47 PM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

Will and AI - Let me know if you have any questions regarding the assumptions within the proposed 2025 Annual Budget of the Association.

Have a great day and happy holidays.

Mr. David A. Lewis, Jr., Treasurer  
3300 Park Avenue Condominium Association Inc.  
(203) 260-6864

On Wednesday, December 18, 2024 at 02:27:12 PM EST, Wilfredo Tosado <wil.tosado.mail@gmail.com> wrote:

I'll look over it today and tomorrow thank you David.

Wil

On Wed, Dec 18, 2024, 12:59 PM David A. Lewis Jr. <davlew1965@aol.com> wrote:

Board Members - Given the executed Settlement Agreement and the requirement for a budget meeting to take place prior to 01/31/2025, I would like comments to the "**proposed**" FY2025 Budget of the Association by this Friday, December 20th.

Again, **the budget must be approved prior to 01/31/2025**. To that end, the following time deadlines are imposed per **CGS 47-261e**:

1. The Board must review and approve the attached budget as soon as possible.
2. Once approved by the Board, the proposed FY2025 Budget must be sent to the Unit Owners for review.
3. Concurrently, the Secretary must "**properly notice**" a Budget Meeting Date that is not less than 10-days and not more than 30-days from the date the FY2025 budget is provided to the unit owners.

If you have any questions regarding the budget or the assumptions made, please feel free to contact me.

Mr. David A. Lewis, Jr., Treasurer  
3300 Park Avenue Condominium Association Inc.  
(203) 260-6864

Re: 3300 PARK - FY2025 Annual Budget Urgent reply needed please due today 12/20/24

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From: Wilfredo Tosado (wil.tosado.mail@gmail.com)

To: ddrivera33@aol.com

Cc: almallo@mac.com; stephanimoore50@gmail.com; davlew1965@aol.com; mdonadeo@aol.com

Date: Friday, December 20, 2024 at 11:44 AM EST

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I **vote yes**, but I also want to share Stephanie's concern about a new study. Stephanie were you able to get anymore info on our previous studies validity? If we don't need to spend several thousand dollars I'd rather not.

Have a wonderful holiday season everyone.

Wil

On Fri, Dec 20, 2024, 11:37 AM, ddrivera33@aol.com <ddrivera33@aol.com> wrote:

Good morning, Board Members,

I hope everyone is doing well and getting ready for the upcoming holidays.

I vote Yes! to the proposal.

I am sending this email as a reminder regarding Dave's proposal for the 2025 budget. As outlined in the Settlement Agreement, we are required to share the budget proposal with the unit owners once the Board has made its decision to approve or reject it. If a meeting is necessary, we must ensure proper preparation and aim to have everything finalized by January 15th, in accordance with the Settlement Agreement.

As Board members, it is crucial that we comply with all legal requirements, as we are representatives of the community.

As the Secretary, I do not have any questions about the proposed 2025 annual budget for the Association. To comply with the terms of the executed Settlement Agreement and CGS § 47-250(b), I am requesting that the Board vote **YES** to have the Treasurer send the proposed FY2025 budget to all unit owners for their review and vote on whether to approve or not approve it, prior to January 31, 2025, as stipulated in the Settlement Agreement.

Please respond to this email as soon as possible.

Best regards,

Diana Rivera McCoy, Secretary  
203-257-9570

Re: 3300 PARK - FY2025 Annual Budget Urgent reply needed please due today 12/20/24

From: [ddrivera33@aol.com](mailto:ddrivera33@aol.com) (ddrivera33@aol.com)

To: [almallo@mac.com](mailto:almallo@mac.com); [stephanimooore50@gmail.com](mailto:stephanimooore50@gmail.com); [wil.tosado.mail@gmail.com](mailto:wil.tosado.mail@gmail.com); [davlew1965@aol.com](mailto:davlew1965@aol.com)

Cc: [mdonadeo@aol.com](mailto:mdonadeo@aol.com)

Date: Friday, December 20, 2024 at 11:37 AM EST

Good morning, Board Members,

I hope everyone is doing well and getting ready for the upcoming holidays.

**I vote Yes! to the proposal.**

I am sending this email as a reminder regarding Dave's proposal for the 2025 budget. As outlined in the Settlement Agreement, we are required to share the budget proposal with the unit owners once the Board has made its decision to approve or reject it. If a meeting is necessary, we must ensure proper preparation and aim to have everything finalized by January 15th, in accordance with the Settlement Agreement.

As Board members, it is crucial that we comply with all legal requirements, as we are representatives of the community.

As the Secretary, I do not have any questions about the proposed 2025 annual budget for the Association. To comply with the terms of the executed Settlement Agreement and CGS § 47-250(b), I am requesting that the Board vote **YES** to have the Treasurer send the proposed FY2025 budget to all unit owners for their review and vote on whether to approve or not approve it, prior to January 31, 2025, as stipulated in the Settlement Agreement.

Please respond to this email as soon as possible.

Best regards,

Diana Rivera McCoy, Secretary  
203-257-9570

## Budget for 2025

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From: Stephanie Moore (stephimoore50@gmail.com)

To: wil.tosado.mail@gmail.com; davlew1965@aim.com; almallo@mac.com; ddrivera33@aol.com

Date: Friday, December 20, 2024 at 03:00 PM EST

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Good afternoon to all! I vote yes to the Budget for 2025. Happy Holidays!