

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

**NOTICE TO UNIT
OWNERS**

**MEETING OF THE BOARD OF
DIRECTORS**

**SCHEDULED FOR
THURSDAY, MARCH 20, 2025 -
6:30PM – 7:30PM**

**BRIDGEPORT PUBLIC LIBRARY –
NORTH BRANCH**

**3455 Madison Avenue
Bridgeport, CT 06606**

ALL UNIT OWNERS ARE WELCOME TO ATTEND!

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

BUDGET MEETING AGENDA

THURSDAY, MARCH 20, 2025

6:30PM – 7:30PM

- 1. Call of the Roll and Certifying of the Proxies, if applicable**

- 2. Proof of Notice of Meeting or Waiver of Notice**

- 3. Reading of Minutes of Preceding Board Meeting, if applicable**

- 4. Receiving Reports of Officers**
 - Treasurer Financial Statement Review & Delinquency

- 5. Receiving Reports of Committees**
 - Landscape Planning Committee
 - Maintenance Oversight Team

- 6. Receiving Report of Property Manager, if any**

- 7. Unfinished Business**

- 8. New Business**

- 9. Adjournment**

3300 PARK AVENUE CONDOMINIUM

c/o Donadeo Realty & Management
880 North Avenue
Bridgeport, CT 06606

MEETING MINUTES – FY2025 ANNUAL BUDGET APPROVAL

Secretary: Diana Rivera
Date: January 30, 2025
Time: 6:30 PM
Place: Madison Avenue Library – North, 3455 Madison Avenue, Bridgeport, CT 06606

ATTENDEES:

- Al Mallozzi (#1 – Board Director)
 - Wilfredo Tosado (#6 – President)
 - Stephanie Moore (#8 – Board Director)
 - Diana Rivera (#10 – Secretary)
 - David A. Lewis, Jr. (#27 – Treasurer)
 - Sharon Mallozzi (#1)
 - Troy Nelson (#3)
 - Vidhu Anand (#7)
 - Lisa Carrano & Donald Pulieri #12)
 - Janis R. Bianco (#13)
 - Rebecca S. Barnes (#15)
 - Francisco Ribas (Directed Proxy #27)
 - Paul Krubiner (Directed Proxy #28)
 - Juliane Lubas (#29)
 - Jacquelyn Roberson (Unit #35)
 - Anne Hodgdon (Directed Proxy #36)
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CALL TO ORDER:

- **Call of the Roll & Certification of Proxies** - Roll was called and the meeting was formally opened by Secretary, Diana Rivera @ approximately 6:35PM. The Secretary also announced that she received three (3) directed proxies from Unit #27, Unit #28, and Unit #36.
- **Proof of Notice of Meeting** - Proof of notice for the meeting was certified by Diana Rivera who showed a copy of the Notice, Agenda and Directed Proxy.
- **Presentation of the FY2025 Annual Budget:** The meeting began with a presentation of the annual budget by Treasurer, David Lewis. Rebecca Barnes (Unit #15) raised concerns about not being notified of the meeting. Treasurer Lewis stated that her presence at the meeting is proof of notice. Secretary, Diana Rivera stated that she tried reaching out with multiple calls to ensure she was informed, left voice mail messages and they were not returned. Barnes acknowledged receiving the voice mail messages and stated that she doesn't respond to voice mails.
- **Interruptions:** Rebecca Barnes (Unit 15) stated that Treasurer Lewis should not be part of the board and mentioned the lawsuit Mr. Lewis. Treasurer Lewis stated that he filed a lawsuit as a unit owner and not Board Member back in June 2023 against the Association and Property Manager for violations of the Bylaws, Section 47-260 of the Connecticut General Statutes and violations of CIOA, leading to a brief off-topic exchange. Treasurer Lewis stated that he was a duly elected Director voted by the membership at the 11/02/2024 annual meeting. Secretary Rivera stated that the Board agreed to settle the lawsuit in December 2024, and unit owners are entitled to receive copies of the Settlement Agreement if they requested a copy.

- **Motion to Remove Treasurer:** Rebecca Barnes (Unit #15) and Juliane Lubas (Unit #28) expressed interest in voting to remove the Treasurer claiming a conflict of interest due to the filing of the Association. Secretary Rivera stated that this topic / motion was not the purpose of the meeting. Rebecca Barnes (Unit #15) made a motion for a vote to remove David Lewis as Treasurer, the motion was seconded by Juliane Lubas (Unit #29). There was back and forth discussion. President, Will Tosado made a motion to table the Barnes Motion to another meeting. it was seconded by Board Director.
- **Budget Discussion:**
 - The Presentation of the FY2025 Annual Budget commenced by Treasurer Lewis.
 - Treasurer Lewis (Unit #27) presented the FY2025 budget, first explaining the process he used to complete the budget, the presented a review of the historical collections from FYE 2021 through FYE 2024 of the income collected and the expenses paid.
 - Julie Lubas (Unit #29) raised concerns about the reserve study, particularly the potential for a \$140K roof replacement that could result in a fee increase or assessment.
 - Board Director Al Mallozzi (Unit #1) clarified that while a roof replacement might be necessary in the future, that wasn't the focus of the current budget. Treasurer Lewis stated that it was an expense within the Legal/Professional and it was included in the FY2025 Budget because it was discussed as a necessary study at the 11/02/2025 Annual Meeting.
 - A brief discussion took place between President Tosado (Unit #6) and Julie Lubas (Unit #29) about the gutter and ice problems. This was also deemed off-topic and the meeting was refocused to discuss the FY2025 proposed budget. Treasurer Lewis stated that it is an obligation of the Board to repair and maintain the condominium to avoid a catastrophic event as what happened in Surfside Florida where almost 100 people died because the Board failed to correct ongoing maintenance items; which eventually caused a collapse of the building.
 - After about 15 minutes of uninterrupted discussion, Vidhu Anand (Unit #7) brought up suggestions for saving on insurance and proposed contributing \$16K or more annually to the reserve. Treasurer Lewis stated that he will rebid the insurance in August 2025 prior to the 11-01-2025 insurance expiration date, but insurance rates have increased across the country and a reduction might not be feasible, but at the 03-15-2025 CAI-CT Annual Meeting in Southington CT, there is a panel that will be discussing insurance rates in CT and Treasurer Lewis stated the would provide feedback after the meeting. Treasurer Lewis stated that if you reviewed past records from 2021-2024, there were no direct contributions to the reserve fund, although income could possibly have been placed in the operating account..
- **Voting on Common Fee Increase:** After finishing the budget presentation, the meeting moved to the vote on the proposed 20% common fee increase.
- **Ballots and Results:** I, Diana, collected the ballots and read out the results. Treasurer Lewis entered the vote count into a spreadsheet. The result showed the budget passed due to the fact that a 51% rejection of the budget was not attained per the Bylaws.

Meeting Adjourned: 7:45 PM