

# 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

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March 24, 2026

3300 Park Avenue Condominium Association, Inc.  
3300 Park Avenue  
Bridgeport, CT 06604

**RE: Association Governance Matters**

Dear Unit Owners - I write to clarify certain information that has recently circulated within the community.

The Board does not oppose scheduling the annual meeting. Rather, it seeks to ensure that the meeting is conducted in a proper and fully informed manner, consistent with the best interests of the Association and its members. As some owners may be aware, the prior Board was involved in litigation during 2023–2024 concerning, among other matters, the failure to hold lawful board and annual meetings, the failure to adopt annual budgets and elect officers from 2019 through 2024, and other issues arising under the Connecticut Common Interest Ownership Act. That matter has since been resolved.

Before the annual meeting is scheduled, however, it is important that unit owners first be provided with, and have an opportunity to review, several significant disclosures and recent developments. Doing so will help ensure that all owners are equally informed before the meeting proceeds.

1. **FYE December 2025 Financial Statements**

The Board only recently received the financial statements for the fiscal year ending December 2025 from County Management Services (CMS) towards the end of February. The delay resulted from reconciliation issues associated with the transition of management services from Donadeo Realty to CMS in July 2025.

2. **FY2026 Reserve Study**

The FY2026 Reserve Study was completed on February 16, 2026, and it has been distributed to unit owners for review. Please take time to review this document along with the summary letter prepared, as Paul Krubiner, Chairperson of Maintenance and Oversight, and I both believe the Reserve Study contains significant information that was critical to finalizing the FY2026 Operating Budget by the Treasurer.

3. **Proposed FY2026 Operating Budget**

A draft of the FY2026 Operating Budget has been completed and circulated by the Treasurer to the Board for review, comment, and vote prior to being released to the unit owners. Under Connecticut law, the proposed budget must be provided to unit owners, who are then entitled to a 30-day review period before any vote may take place at the annual meeting. The Treasurer has completed the budget and submitted it to the Board members for review and comment and is awaiting Board approval to release it to the unit owners for the required 30-day statutory review period.

If you have any questions, please feel free to contact me, and I will be happy to respond. False accusations and misinformation have no place in our community.

Sincerely,



Al Mallozzi, President