

**3300 Park Avenue Condominium Association, Inc.**  
**Board Meeting – March 24, 2015**

**Present:** Robert A. Pacelli, Jr. (Zeldes, Needle & Cooper P.C.), Misty Maza, Property Manager  
Carmen Rosa, Anne Phillips, Frank Ribas, Al Mallozzi, and Sharon Mallozzi

**Board Meeting**

Board Meeting was called to order at 6:30 p.m. by Al Mallozzi and seconded by Anne Phillips.

Al Mallozzi motioned to accept the minutes from the last board meeting on February 10<sup>th</sup>, 2015, seconded by Frank Ribas.

Anne Phillips motioned to send Adam notice regarding the tree removal on their neighbor's yard, due to safety hazard. The vote was approved unanimously.

Frank Ribas & Al Mallozzi motioned to approve the work for Joanne's unit as mentioned in Attachment K from Baybrook Remodelers quote to repair damage to unit 35 for \$2800.00 and to approve the repair work for unit 34 basement crack as mentioned in Baybrook Remodelers Attachment L. The vote was approved unanimously.

Al Mallozzi motioned to go ahead with repairs to rotted trim on unit 33. The vote was approved unanimously.

Frank Ribas motioned to enforce unit owners to have their dogs on a leash and can be fined if not. Specific units who are found repeatedly breaking rule are #2 Gardner, #8 Dunn, #14 Deutsch (unit unknown). The vote was approved unanimously.

Al Mallozzi motioned to continue with HUD/FHA approval. The vote was approved unanimously.

Anne Phillips motioned to engage Zeldes, Needle & Cooper for collection work. The vote was approved unanimously.

Anne Phillips motioned to approve the bid for garage roof repairs to units 11, 12, 13, & 14 Attachment C from Baybrook Remodelers, please note that units # 1, 2, 27 & 28 were also approved as well at a previous meeting. The vote was approved unanimously.

Anne Phillips motioned to move up to \$20,000 from Reserve for repairs. The vote was approved unanimously.

Al Mallozzi motioned to adjourn Board Meeting at 8:00 p.m., seconded by Anne Phillips.