

[Print](#) | [Close Window](#)

Subject: 3300 PARK - Motions to Vote Via Email

From: fxribas@3300park.com

Date: Tue, Jun 09, 2015 11:20 am

To: "Carmen Rosa" <crosa@ctcproduce.com>, wtosado@3300park.com, aPhillips@3300park.com, amalozzi@3300park.com

Cc: fxribas@3300park.com, mmaza@c-mgi.com

Bcc: "David Lewis" <davlew1965@aol.com>

Attach: 3300 PARK - FY 2015 CAPEX Program (Working Copy).pdf

PEDREIRA- Concrete Repair Contract (060815).pdf

RAMIREZ - Chimney Caps (060215).pdf

Dear Board Members - I have been working all weekend to get the capital budget in good shape so I can send it to the unit owners tonight, and working to find out how much money we have in reserves to pay for the repairs. **Copies of those documents, and the rest of the documents to make an informed decision are attached.**

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Below are the 3 motions which I would like each Board Member to vote on. Please read each carefully as they are detailed. Also when you each respond please be sure to list each motion (#1, #2, #3) and cast your vote separately for each.

1. MOTION TO VOTE A 15% SPECIAL ASSESSMENT

According to the Association's Bylaws, specifically **Section 7 (Expenses and Charges), subsection (d) Special Assessment**, the Board of Directors may authorize a special assessment for payment of common expenses or special expenses incurred or anticipated.

The Special Assessment can be made without a vote of the unit owners, provided that it does not exceed 15% of the Association's last adopted budget.

The last adopted budget on August 28, 2014 was in the amount of \$146,437, therefore a 15% Special Assessment would total \$21,965. **On average the amount of the special assessment will be approximately \$845.00 per unit, and will be due and payable, by June 30, 2015.**

With that said, and since the 2nd attempt to modify the loan did not pass on Tuesday, May 26th, **I would like to make a motion for the Board to vote a 15% Special Assessment in the amount of \$21,965, to be paid by each unit owner according to their percentage of interest, by June 30, 2015. Furthermore, in the event that the SIBT loan modification passes on the 3rd and final attempt on Monday June 15th, this special assessment will be terminated.**

Benefits of the SIBT Loan Modification - The Association has approximately \$95,000 in identified capital repairs. The Loan would benefit us in that:

1. There is only \$50,000 in reserves – We need \$45,000 in additional funds.
2. Approving the loan would release \$15,000 from the SIBT reserve to use towards the

\$95,000, but if the modification is not approved, the \$16,200 will have to be paid in August 2015 per the loan agreement.

3. Approving the modification would allow us to borrow a net of \$28,000 in new loan proceeds at no additional increase in the current special assessment fee.
4. The interest rate would fall from 5.63% to approximately 4.62% or lower
5. The unit owners have the choice to pay \$845 now in a Special Assessment, or \$530 in 7-years from now, which equates to the 8-additional payments under the current special assessment that each of us currently pays for the loan. I'd rather pay the money later than now.

2. MOTION TO APPROVE THE JOE PEDRIERA CONTRACT

Due to the life safety hazards with the concrete on the main stairs to units #1, #8, #27 and #36, I would like to make a motion to approve the \$7,500 contract (attached) to Joe Pedriera for the concrete work associated with the concrete step repairs for units #1, #8, #27, and #36.

3. MOTION TO APPROVE THE FRANCISCO RAMIREZ CONTRACT

Due to the deterioration of the chimney caps, causing leaking inside the chimney chase, I would like to make a motion to approve the \$3,450 contract (attached) to Francisco Ramirez to repair the Chimney caps to prevent further damage.

Please call me if you have any questions in advance of your vote.

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

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Pedreira's Masonry

1265 North Avenue
Bridgeport, CT 06604
Phone: (203) 332-4488
License: H.I.C. 0566232

June 8, 2015

3300 Park Avenue Condominium Association, Inc.

Att.: Carmen P. Rosa, Sr. - President

Base Scope Of Work:

Concrete Stair Repairs - Unit #1, #8, #27, and #36 **\$ 7,500**

Repair all spalling concrete on the main staircases to units #1, #8, #27, and #36 work to include preparation of the existing concrete stairs to remove all loose concrete. Install a bonding agent to the existing concrete to assure good adhesion to the new concrete. Install #10 mesh where needed, and pour new concrete (5000 PSI) where needed. Finish appropriately.

Total Base Scope Cost for Material & Labor **\$ 7,500**

Upon execution of this contract, 3300 Park Avenue Condominium will pay to Pedreira's Masonry a \$2,500.00 Deposit for materials. The Scope of Work will commence on or before June 30, 2015.

Pedreira's Masonry shall furnish the labor and materials necessary to perform the Construction work described herein in the reference quote documents; but does not assume responsibility for integrity of the concrete stairs being replaced, any unforeseen or hidden items that would not be noticeable without further investigation, compliance with building codes or designs, if plans specifications or other documents have not been furnished by the Association to Pedreira's Masonry. Any and all change orders will be documented by Pedreira's Masonry and immediately brought to the attention of the Board of Directors of 3300 Park Avenue Condominium Association, Inc. ("the Association") The Association will be responsible for the prompt payment of all change orders or any reasonable increases in the construction costs associated with this contract.

Accounts overdue are subject to a finance charge of 1 1/2% per month or 18.0% annually; if legal actions are necessary all collections cost and attorney's fees will be added.

Pedreira's Masonry retains all lien rights available under the laws of the State of Connecticut.

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

Carmen P. Rosa, Sr, President, Duly Authorized

Date

PEDREIRA'S MASONRY

Joseph Pedreira, Duly Authorized

Date

EXHIBIT

Pedreira's Masonry shall furnish the labor and materials necessary to perform the Construction work described herein in the reference quote documents; but does not assume responsibility for integrity of the pavement base or concrete curbs being replaced, any unforeseen or hidden items that would not be noticeable without further investigation, compliance with building codes or designs, if plans specifications or other documents have not been furnished by the Association to Pedreira's Masonry. Any and all change orders will be documented by Pedreira's Masonry and immediately brought to the attention of the Board of Directors of 3300 Park Avenue Condominium Association, Inc. ("the Association") The Association will be responsible for the prompt payment of all change orders or any reasonable increases in the construction costs associated with this contract.

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

Carmen P. Rosa, Sr, President, Duly Authorized

Date

PEDREIRA'S MASONRY

Joseph Pedreira, Duly Authorized

Date

RAMIREZ CONTRACTORS LLC
276 MOUNTAIN GROVE ST
BRIDGEPORT Ct 06605
OFFICE (203) 696 – 0153 CELL (203) 610 – 1142
CT LC # HIC 0611438

Proposal / Quote submitted to

June 2, 2015

Mr. Carmen Rosa, President
3300 Park Ave Condominium Association Inc
Bridgeport CT 06604
203 260 – 6864 cell

RE: CHIMNEY CAP REPLACEMENTS - #8, #27, & #28, or substitutions thereof

Ramirez Contractors LLc to remove the old flashing cement and metal cap of the chimney in few units and replace whit new aluminum material caps.

Debris to be removal by the contractor.

Ramirez Contractors Llc shall furnish the labor and materials necessary to perform the Construction work described herein in the reference quote documents; with not assumes

Responsibility for structural integrity, compliance with building codes or designs.

If plans specifications or other documents have not been furnished to Ramirez Contractors Llc

Accounts overdue are subject to a finance charge of 11% per month 18% annually; if legal actions are necessary all collections cost and attorney's fees will be added.

A minimum deposit of \$862.50 is required upon execution.

Price for each chimney cap to be replaced: \$1,150.00

Agreed to and Accepted By:

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

Carmen Rosa, President

Date

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Subject: RE: 3300 PARK - Motions to Vote Via Email

From: Carmen Rosa <crosa@ctcproduce.com>

Date: Tue, Jun 09, 2015 11:24 am

"fxribas@3300park.com" <fxribas@3300park.com>, "wtosado@3300park.com"

To: <wtosado@3300park.com>, "aphillips@3300park.com" <aphillips@3300park.com>, "amallozzi@3300park.com" <amallozzi@3300park.com>

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

I AGREE, VOTE YES ON ALL THREE MOTIONS, #1 15% SPECIAL ASSESMENT, #2 PEDRIERA CONTRACT, #3 RAMIREZ CONTRACT

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

From: fxribas@3300park.com [mailto:fxribas@3300park.com]

Sent: Tuesday, June 09, 2015 2:20 PM

To: Carmen Rosa; wtosado@3300park.com; aphillips@3300park.com; amallozzi@3300park.com

Cc: fxribas@3300park.com; mmaza@c-mgi.com

Subject: 3300 PARK - Motions to Vote Via Email

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Subject: RE: 3300 PARK - Motions to Vote Via Email

From: fxribas@3300park.com

Date: Tue, Jun 09, 2015 11:36 am

To: "Carmen Rosa" <crosa@ctcproduce.com>, wtosado@3300park.com, aphilips@3300park.com, amallozzi@3300park.com

Cc: fxribas@3300park.com, mmaza@c-mgi.com

Dear Board Members - I also vote **YES** on the following three (3) motions:

1. Approval for the 15% Special Assessment
2. Approval to execute the contract with Pedreira
3. Approval to execute the contract with Ramirez

Thank you

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: Tue, June 09, 2015 11:20 am

To: "Carmen Rosa" <crosa@ctcproduce.com>, wtosado@3300park.com, aphillips@3300park.com, amallozzi@3300park.com

Cc: fxribas@3300park.com, mmaza@c-mgi.com

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From: Alfred Mallozzi <almallo@me.com>
To: fxribas <fxribas@3300park.com>
Cc: Carmen Rosa <crosa@ctcproduce.com>; wtosado <wtosado@3300park.com>; aphilips <aphillips@3300park.com>; amallozzi <amallozzi@3300park.com>; Misty Maza <mmaza@c-mgi.com>
Subject: Re: 3300 PARK - Motions to Vote Via Email
Date: Wed, Jun 10, 2015 5:41 am

I vote yes for all three motions.

Al Mallozzi

On Jun 9, 2015, at 2:36 PM, fxribas@3300park.com wrote:

Dear Board Members - I also vote **YES** on the following three (3) motions:

1. Approval for the 15% Special Assessment
2. Approval to execute the contract with Pedreira
3. Approval to execute the contract with Ramirez

Thank you

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

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aphillips@3300park.com, amallozzi@3300park.com

Cc: fxribas@3300park.com, mmaza@c-mgi.com

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Adam's response was yes, provided that all members were in agreement and voted YES on each motion.

From: wtosado <wtosado@optonline.net>

To: fxribas <fxribas@3300park.com>; Alfred Mallozzi <almallo@me.com>; Anne Phillips <annephillips@aol.com>

Cc: Carmen Rosa <crosa@ctcproduce.com>; wtosado <wtosado@3300park.com>; aphillips <aphillips@3300park.com>; amallozzi <amallozzi@3300park.com>; Misty Maza <mmaza@c-mgi.com>

Subject: RE: 3300 PARK - Motions to Vote Via Email

Date: Wed, Jun 10, 2015 7:11 am

Yes yes yes

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

From: fxribas@3300park.com

Date: 06/10/2015 6:35 AM (GMT-05:00)

To: wtosado <wtosado@optonline.net>, Alfred Mallozzi <almallo@me.com>, Anne Phillips <annephillips@aol.com>

Cc: Carmen Rosa <crosa@ctcproduce.com>, wtosado@3300park.com, aphillips@3300park.com, amallozzi@3300park.com, Misty Maza <mmaza@c-mgi.com>

Subject: RE: 3300 PARK - Motions to Vote Via Email

Will,

Can we please have your vote either way on the three (3) motions made. Please make sure you show your three separate votes for it to be legal.

Thank you

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3300 Park Avenue Condominium Association, Inc.
3300 Park Avenue, #27
Bridgeport, CT 06604

T: 203-260-6012

E: fxribas@3300park.com

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

Subject: Re: 3300 PARK - Motions to Vote Via Email

From: wtosado <wtosado@optonline.net>

Date: Tue, June 09, 2015 3:15 pm

To: Alfred Mallozzi <almallo@me.com>, Anne Phillips <annephillips@aol.com>

Cc: "<fxribas@3300park.com>" <fxribas@3300park.com>, Carmen Rosa <crosa@ctcproduce.com>, "wtosado@3300park.com" <wtosado@3300park.com>, "aphillips@3300park.com" <aphillips@3300park.com>, "amallozzi@3300park.com" <amallozzi@3300park.com>, Misty Maza <mmaza@c-mgi.com>

I second the vote.

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

From: Alfred Mallozzi <almallo@me.com>

Date: 06/09/2015 6:02 PM (GMT-05:00)

To: Anne Phillips <annephillips@aol.com>

From: Anne Phillips <annephillips@aol.com>

To: <fxribas@3300park.com> <fxribas@3300park.com>; Al Mallozzi <almallo@mac.com>; Wil Tosado <wtosado@optonline.net>; Carmen <crosa@ctcproduce.com>

Subject: Re: [FWD: 3300 PARK - Motions to Vote Via Email]

Date: Wed, Jun 10, 2015 12:44 pm

My vote on the following Motions are:

#1. Yes

#2. Pass

#3. Yes

Anne

Sent from my iPhone

On Jun 10, 2015, at 12:27 PM, <fxribas@3300park.com> <fxribas@3300park.com> wrote:

Here is the original motion again.

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

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Cc: fxribas@3300park.com, mmaza@c-mqi.com

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From: DeAnna Prince <hippolyta64@yahoo.com>
To: <fxribas@3300park.com> <fxribas@3300park.com>
Cc: Anne Phillips <annephillips@aol.com>
Subject: Re: [FWD: 3300 PARK - Motions to Vote Via Email]
Date: Wed, Jun 10, 2015 2:56 pm

Motion #2. Yes
Anne

Sent from my iPhone

On Jun 10, 2015, at 12:27 PM, <fxribas@3300park.com> <fxribas@3300park.com> wrote:

Here is the original motion again.

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

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