

# County Management Services

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Commercial & Residential Property Management

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## BOARD MEETING

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**DATE:** September 25, 2025  
**TO:** Board of Directors, 3300 Park Avenue Condominium Association  
**FROM:** Gary M. Knauf, Director of Property Management  
**RE:** Board Meeting

A meeting of the Executive Board is scheduled for **Thursday, September 25, 2025.** The meeting will begin at **6:30 PM through Zoom video/call, details below:**  
Enclosed please find the agenda enclosures for the annual meeting.

Topic: 3300 Park Avenue - Board Meeting - 9/25/25  
Time: Sep 25, 2025 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85876938835?pwd=QFdAfSaJLibQtzbnD7qMVudpp0sQRP.1>

Meeting ID: 858 7693 8835  
Passcode: 569733

One tap mobile

+19292056099,,85876938835#,,, \*569733# US (New York)  
+13017158592,,85876938835#,,, \*569733# US (Washington DC)

Dial by your location

• +1 929 205 6099 US (New York)

### Agenda

1. Call to Order
2. Proof of Mailing
3. Approval of Minutes of 7/3/25
4. Financial Report
5. Old Business
  - a. Owners to return resident information forms to management company
6. New Business
7. Unit Owner Comments
8. Executive Session
9. Adjournment

# 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

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## MEETING MINUTES - SPECIAL BOARD OF DIRECTOR'S MEETING

THURSDAY, JUNE 13, 2025 @ 6:30PM

Madison Avenue Library - 3455 Madison Avenue, Bridgeport, CT 06606

### 1. CALL OF THE ROLL

- President Al Mallozzi Jr., called the meeting to order at 6:38PM and announced:
  - Board Members present were Treasurer David Lewis (in-person), and Secretary Diana Rivera McCoy (in-person). Board Member Stephanie Moore was not in attendance.
  - The BOD meeting was also being recorded
  - Other Attendees: Sharon Mallozzi (#1), Florence Zolan (#34), Jan Bianco (#13), Jeffrey Makari (#9) and Rebecca Barnes (#15).

### 2. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

President Al Mallozzi Jr showed proof of notice of meeting sent by Secretary Diana Rivera McCoy

### 3. NEW BUSINESS ITEMS

#### 1. Discussion to Replace Donadeo Realty as Property Manager & Review Other Management Proposals

Previously, the Board voted unanimously to terminate the existing management agreement after discovering that the current property manager, Mike Danadeo, had been unlicensed since 2015. President Mallozzi confirmed this via the state website and stated that the Association's attorney was contacted for legal advise and the Board was advised to take immediate action to replace the property management company. The following management company proposals were reviewed:

#### County Management Services (Selected Management Company to Replace Donadeo Realty)

- Base Monthly Fee: **\$650** for 26 units (**\$450/month savings**)
- Location: **Trumbull, CT**
- License: **Active with the State of CT**
- Services:
  - Owner online portal (account access, payments, maintenance requests)
  - 24-hour emergency response
  - Customizable financial reports (including 30/60/90/120-day delinquency tracking)
  - Monthly maintenance and financial reports
  - Owner education on by-laws and rule enforcement
- Currently manages 50+ complexes
- Perceived as efficient, enthusiastic, and well-organized

#### Pyramid Management Group

- Monthly Fee: **\$995**
- Location: **Ridgefield, CT**
- Licensed

#### **Property Group**

- Monthly Fee: **\$1,150**
- Location: **Stamford, CT**
- Company license **not verified**
- Individual manager may be licensed

A Freedom of Information request revealed that each company had **one complaint** filed in the past 3 years.

**Board Vote:** The Board **voted unanimously** to enter into a **one-year contract** with **County Management Services**, with the ability to make changes if necessary. The transition is to be completed **by the end of June 2025** due to the current contract ending. The board call for a vote to hire new property management and President Al Mallozzi voted YES for County Management, Treasurer David Lewis voted YES for County Management and was interrupted by unit owner Rebecca Barnes (#15) who asked who David is voting for and she said she not voting for that company. Treasurer Lewis stated “you don’t vote”. Ms. Barnes implied that David had an affiliation with County Management. Treasurer Lewis questioned her as to where she received that information because it was false and a lie. Words went back and forth, and President Mallozzi intervened to continue the Board voting process. Secretary, Diana Rivera voted YES to hire County Management.

- The **new management company will manage the full transition**, including notification to homeowners.
- **Bank accounts will remain the same** to avoid disruption of direct deposit payments.
- Owners will be informed of the **new payment procedures**, including online options.

## **2. Property and Liability Insurance Matters**

**a. Paver Safety Repairs, Shingle Replacements, and Tree Removals** – Have been mandated by the insurance company to be completed. Failure to complete this may result in insurance cancellation at the November renewal.

- Pavers with more than **1-inch variance must be reset**. The specific area noted by the insurance company was the sidewalk in front of the pool. Missing shingles on Building #2 need to be replaced, and tree branches overhanging building #2 must be removed.
- Paver Resets - One bid received: **\$29,000**. **Treasurer Lewis stated that** per association policy, **two additional bids are required** for work over \$3,000.

### **b. Property Insurance Rebid**

- Current provider: **Fairfield County Insurance** – \$45,000 annually (does **not underwrite GNY**).
- Plan to **rebid insurance policy** to obtain more competitive rates.
  - Target: **GNY** (top-rated insurer nationally)
  - Potential Brokers: (1) **Steven Bocorosa – Bocorosa Insurance**, and (2) **Steve Ozik – Allstate**

## **3. Delinquent Condo Fees & Foreclosure Actions**

- Failure to file timely foreclosure can **jeopardize the six-month priority lien**.
- Past error: \$2,000 reported delinquency turned out to be **\$16,000**, resulting in two foreclosures.
- County Management will help track and address delinquencies proactively.

## **4. By-Law Revisions**

- Last updated: **August 2011**
- State condo laws have significantly changed.

- Attorney Cohen has provided a proposal to **update bylaws for legal compliance** and to prevent future violations.

#### **BOARD ACTION ITEMS**

1. **Obtain two additional bids** for paver resetting.
2. **Rebid property insurance** through competitive brokers.
3. **Finalize transition plan** and official start date with County Management Services.
4. **Notify homeowners** of the management change and **new payment procedures**.

#### **4. UNIT OWNER COMMENT**

There were no additional comments by the unit owners present.

#### **5. ADJOURNMENT**

The meeting was adjourned at 7:29PM



# 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

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## MEETING MINUTES - SPECIAL BOARD OF DIRECTOR'S MEETING

THURSDAY, JULY 3, 2025

10:00AM – 10:30AM

### 1. CALL OF THE ROLL

- President Al Mallozzi Jr., called the meeting to order at 10:07AM and announced:
  - Board Members present were Treasurer David Lewis (in-person), and Secretary Diana Rivera McCoy (video conference). Board Member Stephanie Moore was not in attendance.
  - The BOD meeting was also being recorded

### 2. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

- President Al Mallozzi Jr showed proof of notice of meeting sent by Secretary Diana Rivera McCoy, and made the following statements:
  - Today's Special Meeting called was a Board of Director's Meeting, not a Unit Owner meeting and as a result only the Board votes on the agenda matters.
  - Unit owners in HOA communities have specific rights under the Common Interest Ownership Act (CIOA), including the right to attend association meetings when items affecting them are included on the agenda. They are also entitled to receive notice of Board meetings and to access the same materials distributed to the Directors during those meetings.
  - *"It is not the Board's job to educate the Unit Owners on Bylaw, CIOA or other laws governing CT Condominiums".*

### 3. NEW BUSINESS ITEMS

President Mallozzi Jr. stated that each New Business item would be addressed individually. For each item, he would request a motion and second from the Board, open the floor for Board discussion, and then call for an individual vote from each Board Member.

#### 1. Request For Attorney Adam Cohen to Recommended Required Bylaw Updates

- **Request For Motion & Second:** Treasurer David Lewis made a motion to approve the \$2,000 proposal from Attorney Adam Cohen to update the Association's Bylaws, incorporating all changes to Connecticut condominium law since the last revision in August 2011, to ensure the Board operates in compliance with current legal requirements.
- **Discussion:** Treasurer David Lewis reported that the Association received an email from its attorney, Adam Cohen, dated March 16, 2025, which included a \$2,000 proposal to update the Bylaws to reflect changes to the Common Interest Ownership Act (CIOA) since the last revision in August 2011. The estimated time to complete the update was four (4) hours.
- **Vote Results:** President Mallozzi Jr. – YES | Secretary Rivera McCoy – YES | Treasurer David Lewis – YES. **The motion passed.**

#### 2. Request to Reimburse Unit #28 For Paver Resets

- **Request For Motion & Second:** Treasurer David Lewis made a motion to reimburse Paul and Marjorie Krubiner the sum of \$3,400 paid on 05/05/2025 to reset and regrade the pavers within his unit's Limited Common Elements (LCE) as defined in the Declaration.

- **Discussion:** Treasurer David Lewis reported that legal advice was sought regarding the responsibility for repairing and maintaining items located within the Limited Common Elements, as outlined in Section 8(c)(1) of the Bylaws—specifically brick pavers, iron gates, and trash receptacles. In an email dated June 2, 2025, Attorney Cohen stated: *“All of these would be the Association’s responsibility. According to Bylaw 8(a), unless the owner caused the damage, the Association is responsible for all Limited Common Elements except those specifically listed in Bylaw 8(c). Pavers, gates, and receptacles are not included in that list.”*
- **Vote Results:** President Mallozzi Jr. – YES | Secretary Rivera McCoy – YES | Treasurer David Lewis – YES. **The motion passed.**

### 3. Request to Reimburse Unit #1 For FY2023 Rodent Removal

- **Request For Motion & Second:** Treasurer David Lewis made a motion to reimburse Sharon Mallozzi the sum of \$4,959.10 paid in 2023 to eradicate an attic bat and rodent problem developed in Unit #1.
- **Discussion:** Treasurer David Lewis reported on legal guidance received regarding responsibility for addressing rodent infestations within Unit #1. In an email dated June 19, 2025, Attorney Cohen stated: *“The Association is liable. Generally, it is the Board’s responsibility to maintain the building exteriors in a manner that prevents the entry of water and pests. However, if a unit owner is engaging in reckless behavior—such as hoarding—that could attract vermin, there may be grounds to seek reimbursement from the owner for extermination costs.”*
- **Vote Results:** President Mallozzi Jr. – **ABSTAIN** | Secretary Rivera McCoy – YES | Treasurer David Lewis – YES. **The motion passed.**

### 4. Bylaw Section 8(a) – Repair Mail House Floor

- **Request For Motion & Second:** Treasurer David Lewis made a motion to accept the \$1,100 proposal from Two Brothers Construction dated 05/21/2025 to install new pressure treated decking.
- **Discussion:** Treasurer David Lewis reported that a proposal had been received to address deteriorated decking boards at the front entry, which included the removal and reinstallation of the mailboxes, as well as the installation of new pressure-treated decking. The existing decking had previously been coated with black latex paint, which is not suitable for pressure-treated wood. The repairs were classified as a life safety issue and, although the work was completed on July 1, 2025, today’s vote was to formalize the decision to proceed with the repairs.
- **Vote Results:** President Mallozzi Jr. – YES | Secretary Rivera McCoy – YES | Treasurer David Lewis – YES. **The motion passed.**

### 5. Bylaw Section 8(a) - Double L Landscape Tree Removal (Life Safety)

- **Request For Motion & Second:** Treasurer David Lewis made a motion to approve the \$6,700 proposal from Double L Landscaping for tree removal and trimming services on trees identified as posing a life safety hazard.
- **Discussion:** Treasurer David Lewis reported that Bartlett Tree conducted an inspection of the property’s landscaping and trees in April of this year. The inspection identified several trees requiring immediate removal or significant pruning due to visible damage and the risk of falling, particularly near Building #2. The Landscape Committee obtained four (4) proposals



to remove trees located behind Units #27 and #33, and to trim overhanging branches near the roof of Unit #36. Double L Landscaping submitted the lowest bid and is a known vendor, having previously removed two large pine trees behind Building #2 in early spring 2025.

Subsequent, Treasurer Lewis amended his motion, stating he would first review the Association's cash flow to confirm that sufficient funds are available to proceed with the necessary work. He committed to reporting back to the Board if additional discussion or a delay becomes necessary.

- **Vote Results:** President Mallozzi Jr. – **YES** | Secretary Rivera McCoy – **YES** | Treasurer David Lewis – **YES. The motion passed.**

**6. Bylaw Section 4(f) - Appoint Paul Krubiner**

- **Request For Motion & Second:** Treasurer David Lewis made a motion to appoint Paul Krubiner of Unit #28 to fill the vacant Director position on the Board for the remainder of the term previously held by Wil Tosado.
- **Discussion:** Treasurer David Lewis stated that, in accordance with Section 4(f) of the Bylaws, the Board is required to vote to fill any vacancy. He noted that Paul Krubiner had expressed his willingness to serve on the Board and highlighted that Mr. Krubiner has prior Board experience, making him a strong candidate and a valuable addition.
- **Vote Results:** President Mallozzi Jr. – **YES** | Secretary Rivera McCoy – **YES** | Treasurer David Lewis – **YES. The motion passed.**

**4. UNIT OWNER COMMENT**

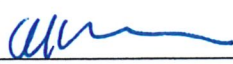
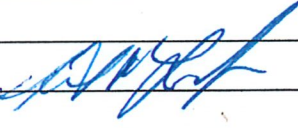
There were no comments by the unit owners present

**5. ADJOURNMENT**

The meeting was adjourned at 10:16AM

# 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

SIGN-IN SHEET FOR SPECIAL BOARD OF DIRECTOR MEETING - Thursday July 3, 2025

Unit #	Owner Name	Mailing Address	Unit Type	Unit SF	Print Name & Signature
1	Al Mallozzi Sharon Mallozzi	3300 Park Avenue, #1 Bridgeport, CT 06604	Georgetown	2670	
2	Benchmark Trading LTD (a/k/a Judah Epstein, Esquire)	3543 Main Street, 2nd Floor Bridgeport, CT 06606	Beekman	2278	
3	Troy Nelson	3300 Park Avenue, #3 Bridgeport, CT 06604	Carlton	2474	
4	Elsie Menillo	3300 Park Avenue, #4 Bridgeport, CT 06604	Beekman	2278	
5	Michael & Gavin Hammett	3300 Park Avenue, #5 Bridgeport, CT 06604	Carlton	2474	
6	Wilfredo Tosado	3300 Park Avenue, #6 Bridgeport, CT 06604	Beekman	2278	
7	Vidhu & Indu Anand Trustees of the Vidhu Anand Rev Trust (Co-Owner)	3300 Park Avenue, #7 Bridgeport, CT 06604	Carlton	2474	
8	Stephanie D. Moore	3300 Park Avenue #8 Bridgeport, CT 06604	Georgetown	2670	
9	650 Brooklawn Avenue LLC (Jeffrey & Lelia Makari)	518 Romanock Road Fairfield, CT 06825	Type A	2732.21	
10	Anthony R. & Ashley R. Jordan Diana Rivera McCoy	3300 Park Avenue, #10 Bridgeport, CT 06604	Type C	2384.50	Ivana River - (Video conference)
11	Marvin & Omayra Pauling	3300 Park Avenue, #11 Bridgeport, CT 06604	Type B	2548.26	
12	Lisa A. Carrano	3543 Main Street, 2nd Floor Bridgeport, CT 06606	Type C	2384.50	
13	Janis R. Bianco	3300 Park Avenue, #13 Bridgeport, CT 06604	Type B	2548.26	
14	David Deutsch	3300 Park Avenue, #14 Bridgeport, CT 06604	Type C	2384.50	
15	Rebecca S. Barnes	3300 Park Avenue, #15 Bridgeport, CT 06604	Type B	2548.26	
16	SD 16 LLC (a/k/a Anthony DeMatteo)	33 Carousal Drive Trumbull, CT 06611	Type A	2732.21	
27	David A. Lewis, Jr. Francisco X. Ribas	3300 Park Avenue, #27 Bridgeport, CT 06604	Georgetown	2670	
28	Paul & Marjorie B. Krubiner	3300 Park Avenue, #28 Bridgeport, CT 06604	Beekman	2278	
29	Juliane Lubas	3300 Park Avenue, #29 Bridgeport, CT 06604	Carlton	2474	
30	Dean E. Fenton	3300 Park Avenue, #30 Bridgeport, CT 06604	Carlton	2474	
31	Dean E. Fenton	3300 Park Avenue, #30 Bridgeport, CT 06604	Beekman	2278	
32	Kathleen Joseph	3300 Park Avenue, #32 Bridgeport, CT 06604	Beekman	2278	
33	Christina M. Liff	3300 Park Avenue, #33 Bridgeport, CT 06604	Carlton	2474	
34	Florence Zolan	3300 Park Avenue, #34 Bridgeport, CT 06604	Carlton	2474	
35	Jacquelyn L. Roberson (Executrix)	3300 Park Avenue, #35 Bridgeport, CT 06604	Beekman	2278	
36	Anne M. Hodgdon	3300 Park Avenue, #36 Bridgeport, CT 06604	Georgetown	2670	



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

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## **SPECIAL BOARD OF DIRECTOR'S MEETING AGENDA**

THURSDAY, JULY 3, 2025  
10:00AM – 10:30AM

- 1. Call of the Roll**
- 2. Proof of notice of meeting or waiver of notice**
- 3. New Business Items**
  - Section 4(f) - Appoint Paul Krubiner
  - Section 8(a) - Double L Landscape Tree Removal (Life Safety)
  - Section 8(a) – Repair Mail House Floor
  - Request to Reimburse Unit #1 For FY2023 Rodent Removal
  - Request to Reimburse Unit #28 For Paver Resets
  - Request For Attorney Adam Cohen to Recommended Required Bylaw Updates
- 4. Adjournment**

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

**NOTICE TO UNIT  
OWNERS**

**SPECIAL BOARD OF  
DIRECTOR'S MEETING**

**DATE & TIME  
THURSDAY, JULY 3, 2025  
10:00AM – 10:30AM**

**BRIDGEPORT PUBLIC LIBRARY  
NORTH BRANCH  
3455 Madison Avenue  
Bridgeport, CT 06606**

Double L Landscaping LLC

24 Spring Hill Ave  
Norwalk, CT 06850  
Office: (203) 354-3850

# Estimate

Date	Estimate #
6/12/2025	1908

Name / Address
Sharon Mallozzi 3300 Park Ave Bridgeport, CT 06606

Job Location:

Description	Qty	Rate	Total
Crown reduction of 2 Maple trees and cut the dead branches in the front of the property next to unit 36 Cut the overgrown branches towards the roof		1,300.00	1,300.00T
- Cut down 1 large Maple behind unit 30 of the building Includes wood chipping and dump run **Very complicated tree, they would have to cut it piece by piece and take it out to truck		3,800.00	3,800.00T
Back of property next to unit 27: - Cut 1 Ash tree in the back of the property - Cut down 1 Spilt Maple Including wood chipping and dump run		1,200.00	1,200.00T
Customer approval signature: _____	Sales Tax: (6.35%) \$400.05		
Thank you for your business!	Total \$6,700.05		

Restless landscaping and tree  
3300 park ave

Tree service estimate one dead maple tree on  
the left soon as you pull in and one giant split  
maple tree over over the units and causing  
damage to the roof that will need to be  
removed and trimming of a spruce and white  
white birch tree in the same area

Beside unit #27 We have a maple tree that will  
need to be removed over the roof as well and  
one small maple tree removed as well. And  
few ornamental trees trimmed of dead wood  
all hard wood and brush chipped up and  
removed off site \$12,400

Thanks again!!





# BARTLETT TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

Client: 2140270

Printed on: 4/8/2025

Created on: 4/8/2025

3300 Park Avenue Condominium Association, Inc.

Attn: David A. Lewis, Jr., Treasurer

3300 Park Avenue

Bridgeport, CT 06604

Mobile Phone: (203) 260-6864

E-Mail Address: davlew1965@aol.com

Bartlett Tree Experts

Cassandra Bryant - Representative

501 Pepper Street, #D

Monroe, CT 06468

Business: 203-459-0737

Mobile Phone: 203-628-6223

E-Mail Address: cbryant@bartlett.com

Bus. Reg. ID: B-1333

CT Applicator Certification No.: PMCS.0006402

## Proposal For Tree Care Services

3300 Park Avenue, Bridgeport, CT 06606

### NOTICE TO CLIENT:

Bartlett Tree Experts has entered this property for the specific purpose of writing this proposal, pursuant to the owner's request.

Bartlett Tree Experts makes no warranties and accepts no responsibility regarding the potential risks involving any trees on this property. Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions related to your trees and shrubs. THIS IS NOT AN INVOICE.

### EXECUTIVE SUMMARY:

Work Group	Recommendation	Number of Trees	Amount
Tree and Shrub Work	Removal	3	\$17,360.00
	<b>TOTAL FOR 'Tree and Shrub Work'</b>	3	\$17,360.00
	<b>TOTAL AMOUNT:</b>	3	\$17,360.00
	<b>TOTAL TAX:</b>		\$1,102.36
	<b>TOTAL:</b>	3	\$18,462.36

### Tree and Shrub Work:

#### Removal

Remove the large 3 (25 - 45") Sugar Maple & Norway Maple group located at the rear of units 36, 30 & 27. Leave stumps as close to grade as possible. Remove resulting debris.

#### Arborist Notes:

- Will need to close down complex road for crane set up. Will need permission from adjacent bordering neighbors to access

Client: 2140270

Printed on: 4/8/2025

Created on: 4/8/2025

property for safe work zone set up.

A crane will be used to assist in the implementation of this work.

Amount: \$17,360.00

Tax: \$1,102.36

Total Amount: \$17,360.00

Total Tax: \$1,102.36

Total: \$18,462.36

#### **SCHEDULE OF WORK PROPOSED:**

Once accepted and scheduled, Bartlett Tree Experts will coordinate all job planning and scheduling; equipment requirements, and work crew staffing and direction pertaining to safe, professional execution of the service or services offered.

Upon acceptance of this proposal, this work can be scheduled to take place during the week/weeks of 12/11/2000 and should be completed by 12/11/2000.

#### **SCHEDULE OF PAYMENT:**

Bartlett Tree Experts offers to perform the work specifications at the work location listed above at the following rates:

Owner agrees to pay a total price of: \$18,462.36

#### **NOTICE OF RIGHT TO CANCEL:**

You, the client, may cancel this transaction, without penalty or obligation, at any time prior to midnight of the third business day after the date of the acceptance of this proposal. To cancel your acceptance of this proposal within this time, you may notify Bartlett Tree Experts, in writing of your intent to do so, referencing the work location and project.

#### **ADDITIONAL TERMS AND CONDITIONS:**

After reviewing the terms and conditions attached, which become part of this agreement, please sign the enclosed copy and return in the enclosed envelope. In the event that the client should issue additional work authorization terms, if agreed upon, such terms will be incorporated into this agreement. In the event that such terms conflict with this agreement, then the terms of this agreement shall govern over any conflicting language. The original document should be retained for your reference. Should you have any questions or need further information, please contact me directly at 203-628-6223.



*Two Brothers Old restoration LLC*



617 Douglas Drive.

Orange Ct, 06477

Tel 2039134588. Tel-fax 203 7954089

E-Mail: [TwobrothersoldrestorationLLC.Com](mailto:TwobrothersoldrestorationLLC.Com)

*To brownstone condo 3300 Park Ave  
Mailbox house Flooring*

*-Remove one or two board to check the  
framing in the section to the front entry  
from the driveway and fix to be supported  
-Remove mailbox and install new pressure  
treated decking board 5/4x 6 in. x 12 ft.*

Note: the price include a small repair that  
front entry to the framing but if it's more  
that would be extra charge

*Labor and material \$1,100.00. 5/21/25*

Two Brothers Old Restoration LLC

Tonin Kimca

All materials guaranteed to be as specified and work to be completed in workmanlike fashion according to standard practices. Any alterations from above specs involving extra costs will only be executed upon written orders and approval by client. All agreements contingent upon accidents or delays beyond our control. There is a 3 day cancellation period per Connecticut State Law. permits from the owner.

Signature owner \_\_\_\_\_ Signature Contractor \_\_\_\_\_

Date signed \_\_\_\_\_



Re: As discussed. Damage in Unit 1

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From: Sharon Mallozzi (sjmall@mac.com)

To: wil.tosado.mail@gmail.com

Cc: mdonadeo@aol.com; ddrivera33@aol.com; davlew1965@aol.com; stephanimoore50@gmail.com; almallo@mac.com

Date: Thursday, March 27, 2025 at 08:40 AM EDT

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Will, If you will notice on the email below from March 18 2025 it was send to Mike Donadeo and Condo management ([management@3300parkave.com](mailto:management@3300parkave.com)). In the past when emails were sent to the [management@3300parkave.com](mailto:management@3300parkave.com)...they went to the board members. I was unaware that this no longer occurred and that every individual board member had not be notified. I believe Al also sent you information regarding notifying the board.

On Mar 26, 2025, at 2:47 PM, Wilfredo Tosado <[wil.tosado.mail@gmail.com](mailto:wil.tosado.mail@gmail.com)> wrote:

Thank you Sharon,

Yes, all original requests and concerns should be made to Mike and the board cc'd. That way all -armies are up to speed.

Thanks Sharon

Sent from my iPad

On Mar 26, 2025, at 2:44 PM, Sharon Mallozzi <[sjmall@mac.com](mailto:sjmall@mac.com)> wrote:

For quite some time I have been sending all communication regarding damage, repairs and similar concerns to Mike and was not aware of the fact that this information was not being passed on to the board. Therefore I will be forwarding this information to Mike and the board. This information below does not represent ALL the emails sent to Mike on unit 1 matters.

In addition to the serious matter we had regarding rodents, bats, insulation etc. and other items listed below, we now have crumbling concrete on the front stairs alongside the railing. This is should be fixed immediate before the damage becomes extensive and much more costly or before someone falls.

Begin forwarded message:

**From:** Sharon Mallozzi <[sjmall@mac.com](mailto:sjmall@mac.com)>

**Subject:** Re: As discussed. Damage in Unit 1

**Date:** March 18, 2025 at 11:13:15 AM EDT

**To:** Mike Donadeo <[MDonadeo@aol.com](mailto:MDonadeo@aol.com)>, Condo management Donadeo <[management@3300parkave.com](mailto:management@3300parkave.com)>

Mike, In the last email (on another chain, which I still have) you were going to meet with the board after our last condo meeting (1st one in 2025), regarding the reimbursement for the removal of the rodent waste, insulation, clean up and replacement of insulation with rodent resistant insulation. ONCE AGAIN, you have not followed through. Not only did you neglect to take of with this a very serious health issue that we had to take care of personally, but there were other repairs on the list in this chain that have not been taken care of and you have not responded in any way when they would be addressed.

This is absolute negligence on your part. This problem with rodents in the attic had gone on for years and was never addressed. When I was bitten by a bat it was AFTER you sent someone to "repair" ONE entry point, that was never properly corrected. Ignored again. Please refer to email July 5, 2024 and Oct 29, 2024 in this chain.

On Nov 7, 2024, at 4:06 PM, MICHAEL DONADEO <[MDonadeo@aol.com](mailto:MDonadeo@aol.com)> wrote:



Thank you  
Michael Donadeo  
Donadeo Realty  
203-449-4562  
Sent from my iPhone

On Nov 7, 2024, at 1:36 PM, Sharon Mallozzi <[sjmall@mac.com](mailto:sjmall@mac.com)> wrote:

Mike, As you requested at the "annual" meeting I am sending you an enlargement of the area of the bill that you said you were unable to read. In addition I am sending you information about the type of insulation that was installed. It is Pest Proof.  
<Orkin Attic Waste Removal Bill.docx>

Begin forwarded message:

**From:** MICHAEL DONADEO <[mdonadeo@aol.com](mailto:mdonadeo@aol.com)>  
**Subject:** Re: As discussed. Damage in Unit 1  
**Date:** October 29, 2024 at 10:29:26 AM EDT  
**To:** Sharon Mallozzi <[sjmall@mac.com](mailto:sjmall@mac.com)>

I got it thank you  
Michael Donadeo  
Donadeo Realty  
203-449-4562  
Sent from my iPhone

On Oct 28, 2024, at 4:52 PM, Sharon Mallozzi <[sjmall@mac.com](mailto:sjmall@mac.com)> wrote:

This should have been in the second email that I sent....Don't know what happened.

Begin forwarded message:

**From:** Sharon Mallozzi <[sjmall@mac.com](mailto:sjmall@mac.com)>  
**Subject:** As discussed. Damage in Unit 1  
**Date:** July 5, 2024 at 12:20:34 PM EDT  
**To:** Mike Donadeo <[mdonadeo@aol.com](mailto:mdonadeo@aol.com)>, Condo management Donadeo <[management@3300parkave.com](mailto:management@3300parkave.com)>

Mike: Enclosed is the bill for the remediation of the rodent etc waste in the attic. I am submitting this because of a long standing toxic environment due to animal invasion and feces accumulation in the attic.  
The problem with animals in the attic was a very long term issue resulting in animals entering attic and then getting into the wall in the upstairs bedroom. Eventually we had a bat that that got in twice. At that time I was bitten by the bat and required rabies shots.

The above incident occurred AFTER you sent someone out to do a "supposed repair" to the rotting fascia board where we suspected animals were entering, Animals could be heard in the attic and in the walls in that area. Since the problem continued at that point I called a PROFESSIONAL SERVICE and they sealed up the entire house including the "supposed repair" to the rotting front fascia board where the majority of the animals were getting in. This seemed to stop the entry of animals (no longer heard in walls or attic).

However, due to health issues I then called in two exterminators to go through the house to uncover any underlying issues that may be causing an unhealthy or toxic environment due to the years of chronic animal invasion. It was determined that the problem was excessive waste in the attic. When all the waste covered insulation was removed the exterminator (Orkin) found that there was an even worse condition under the waste laden insulation. It took two days to clean out the entire attic, vacuum and install new "orthoboric" insulation that animals could not nest in or survive in, even if they managed to enter.

At this time I am sending you the bill for the waste removal and remediation. This cost does not include a list of other issues that resulted from this problem that was due to neglect, or was "taken care of" with an ineffective bandaid

approach.

This was a serious health issue and I would appreciate reimbursement for the attic waste remediation and insulation installation.

Fascia board is still rotten. Now at both ends. I sent you pictures within the last year.

Neglect of maintenance problems is the cause of all these issues for more than 10 years.

CONTINUING PROBLEMS: (partial list...other items sent previously)

In addition: our basement water problem continues. The rotted floor under the master bedroom landing has been "looked at for the past several years" but never taken care of. (Tony) I have had to remove wallpaper in the area due to black mold. I had to remediate the black mold on those walls. But the black mold and rot in the landing area is the problem for management to FINALLY/HOPEFULLY deal with. Again, This has gone on for many years. Another health issue.

(The paint that was done on the front wall of the basement helped the water flowing down the walls EXCEPT in the one corner where it began again. Gutter problem. Bricks sinking in corner. Continues to wet the bedroom landing.) This black mold and rot problem is not unsimilar to the problem that developed with the animal infestation and toxic attic situation. This should be resolved as soon as possible before this also develops in more serious problems.

**Over the years we have repaired and taken care of a multitude of problems at our expense that should have been taken care of by the association. And we were willing to do this. The bat situation, the need for rabies shots, and the toxic situation that was found in our attic is not a cost that should be the burden of any unit owner.**

\$4959.10 If you are unable to read the attachment I will mail a copy to you.

<IMG\_4267.jpeg>



## SERVICE REPORT

### CONTACT ORKIN:

(800) 772-8520  
branch984@rollins.com  
984-MONROE, CT  
200 MAIN ST  
UNIT C  
MONROE, CT 06468-1174  
Business License: Mike Lipsett #S-3462

### CUSTOMER INFORMATION

*Customer Since 2023*

#### SERVICE ADDRESS

**Name** SHARRON MELOSSI  
**Address** 3300 Park Ave  
unit 1  
Bridgeport, CT 06604-1144  
**Telephone** 2035569946  
**Account #** 37625439



YOUR ORKIN PRO  
**DAMARIO GORDON**  
LICENSE #

SUPERVISOR NAME  
**PAT LAROCHE**  
LICENSE # 0-38841

### SERVICE INFORMATION

**Date of Service** 10/24/2023  
**Service Type** Insulation - Odd Job  
**Service Event Type** Completion  
**Time In** 10/23/2023 8:20 AM **Time Out** 10/24/2023 5:19 PM

### INVOICE INFORMATION

**Invoice / Service Report #** 255815254  
**Today's Service** \$ 4663.00  
**Tax** \$ 296.10  
**Total Amount Due** \$ 4959.10  
**Total Amount Collected** \$ 4959.10  
**Payment Type** Visa 2398  
Automatic Payment  
Card Exp: 01/2028

### COMMENTS ABOUT TODAY'S SERVICE

Inspect and remove all contaminated insulation from attic. Clean up all droppings Vacuum debris as well and sanitize the entire attic space.  
Blowin 34 bags equal up to 600 ft.<sup>2</sup>.

## PRODUCT DETAILS

For additional information, a copy of the Label and/or SDS may be requested from your local branch or from <http://www.orkin.com>.

<b>Product Name</b> R-19 Insulation	<b>Quantity</b> 600 SQFT	<b>Active Ingredient</b>	<b>Target Pests</b> Dampwood Termites, Drywood Termites, Formosan Termites, Powder Post Beetles, Wood Destroying Beetles, Wood Decay Fungus, Agricultural Termites
<b>Formulation</b>	<b>EPA #</b> N/A	<b>Application Method</b> Placement	<b>Location</b> Attic
<b>Application Rate</b> Ready to use product - use adequately to cover the target area sqft	<b>Lot Number</b>	<b>Application Equipment</b> Blower (Tap)	

NATIONAL POISON CONTROL CENTER: 1-800-222-1222

## ACKNOWLEDGEMENT

\* I understand that additions, or modifications to or around the structure can disturb the termiticide treatment, and may require additional inspection and treatment.



---

Orkin Pro Signature

Customer Not Available to Sign

---

Customer's Signature

## ADDITIONAL DETAILS

**Branch Business License #**  
B0202

**Supplemental Supervisor's License Number(s)**  
Mike Lipsett S-3462 (7A, 7B, 7F, 3A)

**Apply specified materials per label instructions on graph.**



Posting Date	2024 Jun 27
Research Seq #	2546863769
Account #	220028533
Check/Store #	1030
DB/CR	DB
Dollar Amount	\$3,400.00
Bank #	096
Branch #	00000
Deposit Acct #	6500256401
Record Type #	01



## Re: 3300 PARK - Policy For Maintenance & Repair Standards

---

From: Cohen, Adam J. (ajcohen@pullcom.com)

To: davlew1965@aol.com

Cc: almallo@mac.com; stephanimoore50@gmail.com; ddrivera33@aol.com; wil.tosado.mail@gmail.com; davlew1965@aol.com; mdonadeo@aol.com

Date: Sunday, March 16, 2025 at 10:53 AM EDT

---

Hi David. Yes, I had a nice conversation with Diana yesterday and I'm sorry I didn't see you.

I don't have a maintenance standard "form." Instead, I advise my clients to integrate their rules and maintenance standards into a single document so that each are enforceable as both. I customize them for every client since their needs are so different. This includes the set I drafted for you in 2011, although obviously the laws have evolved somewhat since then.

I believe it would take me approximately 4 hours to draft proposed updates to your 2011 governing documents, which would be no more than \$2000. Additional revisions at the board's request, attending a meeting to discuss/vote on them, and the town's fees to record them would be additional.

Adam

Adam J. Cohen, Esq.  
PULLMAN & COMLEY LLC  
203 330 2230 • ajcohen@pullcom.com

THIS MESSAGE AND ANY OF ITS ATTACHMENTS ARE INTENDED ONLY FOR THE USE OF THE DESIGNATED RECIPIENT, OR THE RECIPIENT'S DESIGNEE, AND MAY CONTAIN INFORMATION THAT IS CONFIDENTIAL OR PRIVILEGED. IF YOU ARE NOT THE INTENDED RECIPIENT, PLEASE (1) IMMEDIATELY NOTIFY PULLMAN & COMLEY ABOUT THE RECEIPT BY TELEPHONING (203) 330-2000; (2) DELETE ALL COPIES OF THE MESSAGE AND ANY ATTACHMENTS; AND (3) DO NOT DISSEMINATE OR MAKE ANY USE OF ANY OF THEIR CONTENTS.

---

**From:** David A. Lewis Jr. <davlew1965@aol.com>

**Sent:** Sunday, March 16, 2025 9:11:56 AM

**To:** Cohen, Adam J. <ajcohen@pullcom.com>

**Cc:** Alfred Mallozzi <almallo@mac.com>; stephanimoore50@gmail.com <stephanimoore50@gmail.com>; ddrivera33@aol.com <ddrivera33@aol.com>; wil.tosado.mail@gmail.com <wil.tosado.mail@gmail.com>; David Lewis jr <davlew1965@aol.com>; Mike Donadeo <mdonadeo@aol.com>

**Subject:** 3300 PARK - Policy For Maintenance & Repair Standards

Adam - I missed seeing you at yesterday's CAI-CT Conference in Southington, however, I understand that you spoke briefly with the Association's Secretary Diana Rivera McCoy.

I wanted to find out if you had a draft version of the **Maintenance & Repairs Standards** that you may have provided to other condominiums. This document was referenced in two (2) of the sessions that I attended yesterday, and I spoke to several other Board Members in attendance who indicated that their respective Board's have adopted these standards as part of their overall governance of the Association. I think that our Board should consider adopting these standards.

Also, as you know we have not updated our Association documents since your last revision in 2011. I wanted to get an estimate of the cost for an update to our governing documents.

Enjoy the rest of the weekend.

Mr. David A. Lewis, Jr., Treasurer

3300 Park Avenue Condominium Association Inc.

(203) 260-6864



# *County Management Services*

[www.countymanagementservices.com](http://www.countymanagementservices.com)

*Commercial & Residential Property Management*

**OLD BUSINESS, CORRESPONDENCE**

IDEAL PLUMBING LLC  
850 WOOD AVE.  
BRIDGEPORT, CONNECTICUT 06604  
(203) 913-9557

TO : COUNTY MANAGEMENT  
6527 MAIN STREET  
TRUMBULL, CT 06611

INVOICE # 703  
DATE 7/21/25

EMAIL r.cunningham@countymgmt.com  
Attn : RICHARD

DESCRIPTION	UNIT	AMOUNT
Leak on water main line from curb box to basement dig up water line install new line ¾" blue plastic dug up curb box install new curb box (NOTE OLD LINE IS UNDER FRONT STEPS). LABOR MATERIAL EQUIPMENT.		
Job locations 3300 PARK AVE UNIT 34 BRIDGEPORT		\$6000.00

Approved 7/24/25

3300 Park Ave by  
County Management Services  
Agent / Property Manager

Aqua Guys  
PO Box 1157  
Old Saybrook CT 06475  
Office Phone #: 203-470-5921

## Estimate

Date	Estimate #
7/13/2025	8109

Name / Address
The Brownstones c/o County Management 6527 Main Street Trumbull, CT 06611

Ship To
The Brownstone's 3300 Park Avenue North Bridgeport, CT 06608

			Project
Description	Qty	Cost	Total
Service Call Pool - Replace Rolachem Top Mount meter	1	0.00	0.00T
2 inch top mount flow meter	1	93.00	93.00T
Technician per hour to perform work	1	110.00	110.00T
<i>Approved 8/1/25 3300 Park Ave by County Management Services. Agent Property Manager</i>			

**Subtotal** \$203.00

**Sales Tax (6.35%)** \$12.89

**Total** \$215.89





Cathy Stordy <c.stordy@countymgmt.com>

---

**please add water to pool**

---

Carolann Zima <ca@aquaguys.com>  
To: Cathy Stordy <c.stordy@countymgmt.com>

Thu, Jul 31, 2025 at 7:38 PM

Thank you, will pass this along. Also, my technician today noticed that the skimmer lid is cracked. May we replace it? The price is \$45.

I had also sent over an estimate to replace a flow meter. Was that ever approved?

Carol Ann

[Quoted text hidden]

Approved -  
3300 Park Ave by  
County Management Services  
Agent/Property Manager



Cathy Stordy <c.stordy@countymgmt.com>

---

**Re: GCS - 47-250(b)(9) - Vote to Repair Flow Meter & Pool Skimmer Lid**

---

David A. Lewis Jr. <davlew1965@aol.com>

Fri, Aug 1, 2025 at 9:33 AM

To: Alfred Mallozzi <almallo@mac.com>, "ddrivera33@aol.com" <ddrivera33@aol.com>, "stephanimoore50@gmail.com" <stephanimoore50@gmail.com>, Paul Krubiner <pkrubiner@aol.com>, David Lewis jr <davlew1965@aol.com>

Cc: "c.jennings@countymgmt.com" <c.jennings@countymgmt.com>, Gary Knauf <garyknauf@gmail.com>, Cathy Stordy <c.stordy@countymgmt.com>, "r.cunningham@countymgmt.com" <r.cunningham@countymgmt.com>

Dear Board Members - According to [CGS § 47-250\(b\)\(9\)](#), instead of noticing and holding a meeting according to the Association's Bylaws, the Board of Directors may act by two-thirds consent as documented in a record authenticated by all Board Members, and the Secretary must promptly give notice to all unit owners of any action taken in this manner.

With that said, County Management has presented the Board with two (2) repair proposals from Aqua Guys: Unit #34 Flow Meter Replacement [\$215.89], and Pool Skimmer Lid Replacement [\$45], and the proposals are attached.

**Please respond ALL with your approval no later than Monday, August 4th at 12:00 noon.**

For the email chain, I vote YES to both proposals from Aqua Guys.

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

On Friday, August 1, 2025 at 09:14:36 AM EDT, Cathy Stordy <c.stordy@countymgmt.com> wrote:

Dear Board Members:

Carolann Zima from Aqua Guys emailed today asking about the quote for the flow meter replacement for \$215.89. Also she said the tech noticed today that the skimmer lid is cracked. The cost to replace that is \$45. Please let me know if you approve of both of these quotes (see attached quotes).

Thanks,  
Cathy

--

**Cathy Stordy, Senior Administrative Assistant**

**County Management Services**  
**6527 Main Street**  
**P. O. Box 110614**  
**Trumbull, CT 06611**  
**Office: 203-261-0334 X104**  
**Fax: 203-261-0220**  
**E-Mail: c.stordy@countymgmt.com**

**[www.countymgmt.com](http://www.countymgmt.com)**

**Office hours:**

**Monday - Thursday - 9 am - 5 pm**

Friday - 9 am - 3 pm

---

2 attachments



Aqua Guys - Pool Skimmer Lid.pdf  
69K



Aqua Guys - Flow Valve Replacement 7-13-25.pdf  
63K



# County Management Services

[www.countymgmt.com](http://www.countymgmt.com)

Commercial & Residential Property Management

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## NOTICE OF BOARD MEETING

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**TO:** Unit Owners, 3300 Park Avenue Condominium Association  
**FROM:** Gary M. Knauf, Director of Property Management  
**RE:** Board Meeting

A meeting of the Executive Board is scheduled for **Thursday, September 25, 2025.** The meeting will begin at **6:30 PM through Zoom video/call, details below:**

Topic: 3300 Park Avenue - Board Meeting - 9/25/25

Time: Sep 25, 2025 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85876938835?pwd=QFdAfSaJLlbQtzbnD7qMVudpp0sQ>

RP. 1

Meeting ID: 858 7693 8835

Passcode: 569733

One tap mobile

+19292056099,,85876938835#,,,,\*569733# US (New York)

+13017158592,,85876938835#,,,,\*569733# US (Washington DC)

Dial by your location

• +1 929 205 6099 US (New York)

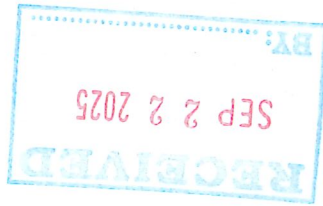


### Agenda

1. Call to Order
2. Proof of Mailing
3. Approval of Minutes of 7/3/25
4. Financial Report
5. Old Business
  - a. Owners to return resident information forms to management company
6. New Business
7. Unit Owner Comments
8. Executive Session
9. Adjournment

# County Management Services

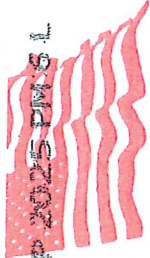
6527 Main Street  
Trumbull, CT 06611



MEETING  
NOTICE

NEW YORK, NY 100

20 SEP 2025 PM 5 L



NEOPOST

09/18/2025

US POSTAGE \$000.74



ZIP 06611  
041M11468785

County Management Services  
6527 Main Street  
Trumbull, CT 06611

06611-198501

# *County Management Services*

6527 Main St, P. O. Box 110614, Trumbull, CT 06611 • (203) 261-0334 • Fax (203) 261-0220

[www.countymgmt.com](http://www.countymgmt.com)

*Commercial & Residential Property Management*

September 19, 2025

RE: 3300 Park Avenue – Town Square

Dear Unit Owners,

Enclosed please find flyer for the Town Square portal. From there, you will be able to view your account, set up or make payments, access documents and put in a work order under the maintenance request tab.

If you have any questions, please let us know.

Thank you.

Very truly yours,

County Management Services







WHERE

## COUNTY MANAGEMENT & COMMUNITY ENGAGEMENT

MEET

**Introducing TownSq.** A new, all-in-one solution for better community living, TownSq delivers the most complete, mobile community experience by helping you connect, collaborate and stay- up-to date on everything happening in your community – from daily management and ongoing maintenance to community programs and events.

No other app addresses the unique social and administrative aspects of community living. With TownSq you can:

- Engage with one another
- Pay from any device (\$1.95 fee ACH & 3% fee debit or credit card.)
- Reserve common areas
- Track maintenance requests
- Access important association documents
- Get updates when community tasks are completed
- And more – any time on any device.

Our communities use TownSq to empower management teams, board members and homeowners to experience community their way.

- VISIT [WWW.TOWNSQ.IO](http://WWW.TOWNSQ.IO) TO REGISTER.
- CLICK ON LOGIN
- CLICK ON “NEED TO REGISTER?”
- SIGN UP WITH YOUR ACCOUNT NUMBER & ZIP CODE

NOTE: IF YOU DO NOT HAVE YOUR ACCOUNT NUMBER,

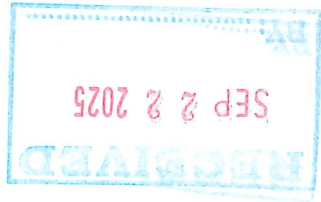
PLEASE CALL COUNTY MANAGEMENT SERVICES AT (203) 261 - 0334





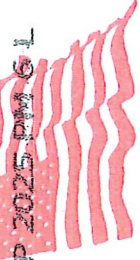
**County  
Management  
Services**

6527 Main Street  
Trumbull, CT 06611



NEW YORK NY 100

20 SEP 2025 PM 6 L



NEOPOST

09/19/2025

US POSTAGE

\$000.74<sup>0</sup>



ZIP 06611

041M11468785

County Management Services  
6527 Main Street  
Trumbull, CT 06611

06611-19880

# *County Management Services*

6527 Main St, P. O. Box 110614, Trumbull, CT 06611 • (203) 261-0334 • Fax (203) 261-0220

[www.countymgmt.com](http://www.countymgmt.com)

*Commercial & Residential Property Management*

June 24, 2025

RE: 3300 Park Avenue - Property Management

Dear 3300 Park Avenue Condominium Association Unit Owner,

3300 Park Avenue Condominium Association Board of Directors has retained County Management Services, LLC to oversee the property management and care of The Cove community. We are looking forward to a favorable relationship with each of the property owners in your community.

County Management Services is a full-service organization that prides itself on customer service. We are a fully staffed organization with over 35 years of financial, real estate and property management experience. Our facilities and equipment are state of the art and as former accountants, we can assure you of a high standard of financial management for your community.

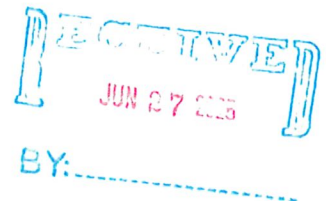
Each unit owner will have access to a web portal exclusive to your community. The Town Square Portal is an informational exclusive portal for 3300 Park Avenue homeowners. This service allows you to access information about your community. One of the main features is the ability to access and view your account status and pay common charges online through the portal if you so choose. Additionally, you can access meeting minutes, governing documents, and financial information of your community. We will advise you when it is ready for you to login.

We also offer an option to pay the HOA fee through your bank, instructions are as follows:

The monthly common charges effective **July 1, 2025**, should be made payable to **3300 Park Avenue Condominium Association** and can be mailed to: **County Management Services, P. O. Box 110614, Trumbull, CT 06611**. If you would like to make your payment through your bank, the mailing address as follows:

3300 Park Avenue Condominium Association  
c/o County Management Services  
P. O. Box 110614  
Trumbull, CT 06611

**\*\*Where they ask for an account number put in your street address.**





We also have enclosed our resident form. We ask that you please complete this form and return it to us, so we have your correct and updated information for our records. Please fill it out completely to include vehicle information and emergency contact information. You can mail it, fax it or email to Darlene at [d.desiena@countymgmt.com](mailto:d.desiena@countymgmt.com).

If you have an emergency after hours, please call the office at 203-261-0334 and push 0 on your keypad and follow the prompts to be connected to our 24-hour emergency answering service. It may take a few moments to be connected so please do not hang up. In the event this is a true emergency, the service is able to reach our on- call staff.

Please feel free to call us with any questions you might have regarding our firm or your community. We look forward to serving all your needs and getting to know each of you as we proceed.

Sincerely,

The Staff of County Management Services

# County Management Services

6527 Main St, P.O. Box 110614, Trumbull, CT 06611 \* (203) 261-0334 \* Fax (203) 261-0220

Commercial and Residential Property Management

[www.countymgmt.com](http://www.countymgmt.com)

## Resident and Vehicle Information Form

Please Print Legibly

Full Address of Unit

--

	Unit Owner	Owner / Tenant (circle)	Tenant
First Name			
Last Name			
Relation to Owner			
Home Phone			
Cell Phone			
Work Phone			
Fax Number			
Car Make			
Car Model			
Car Year			
Car Color			
Plate # & (State)			

Is there more than one person listed on the deed? ☐ Yes ☐ No (If yes, please provide all contact info for owners)

Is the unit owner-occupied? ☐ Yes ☐ No

If not, please provide the owner's mailing address below.

--

Please list all children living in the unit with their respective ages or any other residents

--

Please describe all pets that will be in the unit (breed, weight, color, etc.).

--

Please provide an emergency contact (name, address, phone #).

--

For Unit Owners: Under CT Condominium Laws effective July 1, 2010, the association may deliver notices by electronic mail to unit owners to any email address that the unit owner designates. Your signature here will authorize the use of electronic mail to communicate all pertinent association communication. Duly authorized by:

Signature

--

Date

--

Email Address

--

Please return this form to County Management Services at your earliest convenience.

# County Management Services

6527 Main Street  
Trumbull, CT 06611



URGENT

HARTFORD CT 060

25 JUN 2025 PM 6 L

NEOPOST

06/24/2025

US POSTAGE

\$000.69

FIRST-CLASS MAIL

041M11466785

ZIP 06611

County Management Services  
6527 Main Street  
Trumbull, CT 06611

06611-136501





IDEAL PLUMBING LLC  
850 WOOD AVE.  
BRIDGEPORT, CONNECTICUT 06604  
(203) 913-9557

TO : COUNTY MANAGEMENT  
6527 MAIN STREET  
TRUMBULL, CT 06611

INVOICE # 703  
DATE 7/21/ 25

EMAIL [r.cunningham@countymgmt.com](mailto:r.cunningham@countymgmt.com)  
Attn : RICHARD

DESCRIPTION	UNIT	AMOUNT
Leak on water main line from curb box to basement dig up water line install new line ¾"blue plastic dug up curb box install new curb box (NOTE OLD LINE IS UNDER FRONT STEPS).LABOR MATERIAL EQUIPMENT.		
Job locations 3300 PARK AVE UNIT 34 BRIDGEPORT		\$6000.00

Aqua Guys  
 PO Box 1157  
 Old Saybrook CT 06475  
 Office Phone #: 203-470-5921

# Estimate

Date	Estimate #
7/13/2025	8109

Name / Address
The Brownstones c/o County Management 6527 Main Street Trumbull, CT 06611

Ship To
The Brownstone's 3300 Park Avenue North Bridgeport, CT 06608

Project

Description	Qty	Cost	Total
Service Call Pool - Replace Rolachem Top Mount meter	1	0.00	0.00T
2 inch top mount flow meter	1	93.00	93.00T
Technician per hour to perform work	1	110.00	110.00T

<b>Subtotal</b>	\$203.00
<b>Sales Tax (6.35%)</b>	\$12.89
<b>Total</b>	\$215.89



Cathy Stordy <c.stordy@countymgmt.com>

---

**please add water to pool**

---

**Carolann Zima** <ca@aquaguys.com>  
To: Cathy Stordy <c.stordy@countymgmt.com>

Thu, Jul 31, 2025 at 7:38 PM

Thank you, will pass this along. Also, my technician today noticed that the skimmer lid is cracked. May we replace it? The price is \$45.

I had also sent over an estimate to replace a flow meter. Was that ever approved?

Carol Ann

[Quoted text hidden]



# Anthony's Masonry, LLC

474 Edison Road

Trumbull, CT 06611

Phone: (203) 445-9292

Cell: (203) 258-2100

CT/License/Registration: HIC0563441

We propose herby to furnish materials and labor.

## **Job Location:**

3300 Park Avenue

Bridgeport, CT

*Remove and Reset in Different Areas of Existing Uneven Trip Hazard  
Inside Pool Deck Area*

## **Job Description:**

- 1) Remove a section of existing uneven trip hazard pavers from patio by the men's bathroom due to tree roots.
- 2) Remove all tree roots, install new process. Prep and install new pavers.
- 3) Remove a section of existing uneven trip hazard pavers from pool patio by the women's bathroom area due to winter frost or tree roots.
- 4) Remove uneven paver sub base. Prep and install new process stone dust and existing pavers.
- 5) Remove broken 24" x 24" blue stone and damaged pavers by the pool coping.
- 6) Install new 24" x 24" blue stone and new pavers.
- 7) Repair broken, damaged corner pool coping with HD 25 special mortar.

**Total Job Cost:** \$5,645.00

---

Anthony A

8/7/25  
Date

# Anthony's Masonry, LLC

474 Edison Road

Trumbull, CT 06611

Phone: (203) 445-9292

Cell: (203) 258-2100

CT/License/Registration: HIC0563441

We propose herby to furnish materials and labor.

## **Job Location:**

3300 Park Avenue

Bridgeport, CT

*Uneven Trip Hazard Paver Sidewalk Removal and Reinstall with  
Existing Pavers to Meet Code*

## **Job Description:**

- 1) Remove uneven trip hazard existing pavers from sidewalk in front of pool area at road side.
- 2) Remove existing sub base and install new 4" thick sub base with state approved process and machine compact.
- 3) Install new stone dust paver base approximately 1 ½" thick.
- 4) Install existing pavers with in conjunction curve height and A.D.A. compliance.  
Note: some of existing pavers may be damaged, brittle and will be replaced with new ones)
- 5) Install new jumbo Belgium block border at landscape side of walkway.

**Total Job Cost:** \$9,850.00

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Anthony A

8/7/25

Date

EY LANDSCAPING SERVICES, LLC

P.O BOX 320953

Fairfield, CT 06825

+12032435660

eylawnservices@gmail.com

Estimate



ADDRESS
3300 Park Avenue
3300 Park Avenue
Bridgeport, CT 06604 USA

ESTIMATE #	DATE	
1152	08/07/2025	

ACTIVITY	QTY	RATE	AMOUNT
This is the proposal for 3300 Park Avenue			
To remove the pavers and level it (220 Linear Feet) 4000\$			
2nd Option To remove the pavers and level it and make the edging with the benji blocks \$5100			

Signature: \_\_\_\_\_

TOTAL

Accepted By

Accepted Date



**MANNY MASONRY & LANDSCAPING LLC.**  
**49 Alice Terrace Stratford CT. 06614**  
**Cell: 203-993-1446**

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8/8/25

Cathy Stordy  
3300 Park Ave Bridgeport, CT 06604

We at MANNY MASONRY & LANDSCAPING LLC. are pleased to submit a bid of **\$2,700 (1-2)** to do the following work on your property.

1. Raise the walkway to be flush with the curb
  - Take out the pavers then compact it and put the pavers back  
There will be polymeric sand in the joints of the pavers
2. Fix the two spots which are being lifted by the tree roots by the showers
3. Put belgium blocks around the bushes to hold the mulch (\$950 for #3)

All materials are included

Thank you and we look forward to hearing back from you

**Milford Quality Landscaping LLC**  
**P.O. Box 329**  
**Milford, Ct 06460**  
**203-878-5265 Fax: 203-301-0685**

**Submitted To:**

C/O: County Management Services  
RE: 3300 Park Ave, Bridgeport  
6527 Main St.  
Trumbull, Ct 06611.

**Date: 8/8/2025**

**Service Location**

3300 Park Ave  
Bridgeport, CT

Estimator: Jorge

*We hereby submit specifications for:*

**\*Project Description 1: Sidewalk Adjacent Pool\*\***

The scope of work will commence with the removal of existing pavers from the area measuring 52 ft x 5 ft. The pavers will be carefully set aside for reinstallation at a later stage. Following the removal, the designated area will be excavated to a depth of approximately 4 inches, ensuring the complete removal of all old material. Subsequently, we will apply approximately 2 tons of 3/4" process material, followed by an estimated 2 tons of stone dust. Both materials will be thoroughly compacted and leveled to create a stable base for the pavers. To maintain structural integrity, a black plastic edging will be installed around the perimeter of the area. Finally, the existing pavers will be reinstalled, and polymeric sand will be swept into the joints to complete the project, ensuring a professional and aesthetically pleasing finish. This comprehensive approach will guarantee durability and enhance the overall functionality of the paved area.

**Total Estimated Cost for Work as Described Above:**

**\$4,200.00 Plus Tax**

**\*Project Description 2: Paver Restoration for Side Area\*\***

In the designated side area, we will address the sinking pavers by removing the affected units. Following the removal, new sub-base material will be installed to ensure proper stabilization and support for the pavers.

Once the sub-base is properly prepared, the existing pavers will be meticulously placed back into their original positions. To finalize the job, polymeric sand will be swept into the joints between the pavers, ensuring enhanced durability and minimizing weed growth.

This process will restore the integrity of the paved surface and improve the overall appearance of the area.

**Total Estimated Cost for Work as Described Above:**

**No Charge**

***NOTE:** Job price is based on linear and square footage as described above and includes all labor and material. Any additional square footage or linear footage will be subject to an extra charge. The Customer inherits the cost of "overage" on special order material at contractor's price.*

Any additional work requested outside the scope of this contract and its exhibit will be estimated and constitute an additional charge. All agreed upon additional work will be performed with 50% deposit prior to the start date of the project, with the balance being due upon completion of all work, in the agreed upon estimate. Should regular fuel prices rise to \$3.50 per gallon a fuel surcharge of \$2.00 per service hour will be charged to residential services and \$5.25 to commercial services. Any jobs that have been accepted via this proposal, verbally, or emailed with a deposit paid via credit/debit card will automatically be processed for the outstanding balance 30 days from the statement date. Milford Quality Landscaping requires a credit/debit card on file regardless of form of payment. Any dissatisfaction with any services shall be reported within fifteen (15) of the completion of the job and failure to do so will result in Milford Quality Landscaping being released from any obligation, repair, or liability to the service. The customer must submit an email or letter to terminate the agreement and cancel services. Verbal cancellation will not be accepted. **All prices submitted by Milford Quality Landscaping LLC are subject to Connecticut State Sales Tax**

Acceptance of Proposal:

\_\_\_\_\_  
Authorized Signature,  
Milford Quality Landscaping, LLC And Successors

Date: \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature,  
C/O: County Management Services  
RE: 330 Park Ave, Bridgeport  
6527 Main St.  
Trumbull, Ct 06611.

Date: \_\_\_\_\_

**NOTICE OF RECISSION**, Connecticut State Law requires us to inform you of your right to cancel this agreement within three business days from the date of your acceptance in writing prior to midnight of the third business day.

**3300 Park Avenue  
PROPERTY MANAGER REPORT  
BOARD MEETING**

September 24, 2025

**Community Update**

**FINANCIAL**

Financials are included in the package for Board review

**Grounds Services:**

CMS and the board met to do a property walk last week on Thursday. The walk focused on many categories of work throughout the community- noting the following:  
Roof conditions, trees and shrubs to be addressed, concrete curb repairs, Iron Gate repairs, pool area concrete, debris and maintenance rear yards of properties along north side of community etc.

Minutes for approval- June and July are included in the package FOR BOARD APPROVAL

**WORK SCHEDULED AND WORK IN PROCESS**

**Work Schedule Maintenance-** We have provided the board with some quotes for concrete work that are in the package for review.

**WORK UPDATE**

Emergency Water service line repair was made in August by Ideal Plumbing.

The pool has been closed for the season by Blue Wave.

**Carpentry** -work orders remain in process

**SCHEDULED WORK**

Tree work is scheduled soon – The board had met with tree service company to schedule