

3300 Park Avenue - Recorded Votes

From: Cathy Stordy (c.stordy@countymgmt.com)

Bcc: davlew1965@aol.com

Date: Wednesday, October 22, 2025 at 10:22 AM EDT

County Management Services

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

www.countymgmt.com

Commercial & Residential Property Management

October 22, 2025

Dear Unit Owners:

According to the requirements of [CGS § 47-250\(b\)](#), please be advised that the Board of Directors of the 3300 Park Avenue Condominium Association, Inc. has voted to approve the following items:

- 1. Approval to Contract with Midtown Towing**
- 2. Vote to reset the brick pavers for Unit #5 and Unit #34**
- 3. Vote to Repair the Catch Basin and Asphalt In-front of Garages 7/8**

Should you have any questions, please contact Cathy Stordy or Colleen Batterson at County Management Services. They can be reached at c.stordy@countymgmt.com or c.batterson@countymgmt.com 203-261-0334.

Sincerely,

Diana Rivera McCoy, Secretary
3300 Park Avenue Condominium Association Inc.
(203) 257-9570

--

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

Office hours:

Monday - Thursday - 9 am - 5 pm

Friday - 9 am - 3 pm



Notice to Unit Owners - Recorded Votes - 10-22-25.pdf
127.8 kB



CGS-47-250(b)(9) - Vote To Repair Catch Basin-10-17-25.pdf
3.4 MB



CGS-47-250(b)(9) - Vote of Paver Resets #5 & #34-10-6-25.pdf
1.1 MB



CGS 47-250(b)(9) - Vote to Contract With Midtown Towing-10-2-25.pdf
1.5 MB



Rose Paving Catch Basin Repair (Executed Contract 101825)-10-19-25.pdf
3.4 MB



Mid-Town Towing Executed Contract - 10-2-25.pdf
38.6 kB



Manny Masonry Estimate Unit #5 & Unit #34 Repairs - APPROVED-10-13-25.pdf
83.7 kB

3300 PARK - CGS 47-250(b)(9) - Vote To Repair Catch Basin (Garages 7 & 8)

From: David A. Lewis Jr. (davlew1965@aol.com)

To: almallo@mac.com; ddrivera33@aol.com; stephanimore50@gmail.com; davlew1965@aol.com; pkrubiner@aol.com

Cc: c.stordy@countymgmt.com; c.batterson@countymgmt.com

Date: Friday, October 17, 2025 at 04:46 PM EDT

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 or designated agent must promptly give notice to all unit owners of any action taken in this manner.

With that said, and after speaking with President Al Mallozzi, I would like to bring and approval matter to a vote of the Board of Directors:

MATTER TO VOTE

1. Approval to Proceed with the Catch Basin and Asphalt repairs outside of garage units #7 & #8. A detailed proposal by Rose Paving with photos is attached for review, A summary of the cost, including CT state sales tax, is noted below:

- **Catch Basin Repair** - Brick and Mortar **\$2,717.31**
- **Asphalt Repair** - Remove and Replace 50 SF of Asphalt **\$2,358.42**

Due to inclement weather approaching time is of the essence. Please respond with **YES** or **NO** only, by end of day (EOD) on Monday, October 20, 2025 regarding your approval to proceed with the Rose Asphalt proposal to repair the failed catch basin and repair the asphalt at a total cost of \$5,075.73.


To start the voting process I, David Lewis, Jr., Treasurer of 3300 Park Avenue Condominium Association vote "YES".

Thank you.

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

Links in the message (1)



 PROPOSAL- Rose Paving Catch Basin Repair.pdf
4 MB

Re: 3300 PARK - CGS 47-250(b)(9) - Vote To Repair Catch Basin (Garages 7 & 8)

From: Stephanie Moore (stephanimoore50@gmail.com)

To: davlew1965@aol.com; ddrivera33@aol.com; almallo@mac.com; c.stordy@countymgmt.com

Date: Friday, October 17, 2025 at 05:16 PM EDT

I vote yes

On Fri, Oct 17, 2025 at 4:46 PM David A. Lewis Jr. <davlew1965@aol.com> wrote:

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 or designated agent must promptly give notice to all unit owners of any action taken in this manner.

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Thank you.

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3300 Park Avenue Condominium Association Inc.
(203) 260-6864

Links in the message (1)



Re: 3300 PARK - CGS 47-250(b)(9) - Vote To Repair Catch Basin (Garages 7 & 8)

From: Alfred Mallozzi (almallo@mac.com)

To: stephanimoore50@gmail.com

Cc: davlew1965@aol.com; ddrivera33@aol.com; c.stordy@countymgmt.com

Date: Friday, October 17, 2025 at 05:54 PM EDT

I vote yes.

Al Mallozzi, President
3300 Park Avenue Condominium Association, Inc

On Oct 17, 2025, at 5:16 PM, Stephanie Moore <stephanimoore50@gmail.com> wrote:

I vote yes

On Fri, Oct 17, 2025 at 4:46 PM David A. Lewis Jr. <davlew1965@aol.com> wrote:

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 or designated agent must promptly give notice to all unit owners of any action taken in this manner.

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Thank you.

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

Links in the message (1)

Re: 3300 PARK - CGS 47-250(b)(9) - Vote To Repair Catch Basin (Garages 7 & 8)

From: PAUL KRUBINER (pkrubiner@aol.com)

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

Date: Saturday, October 18, 2025 at 08:39 AM EDT

I vote Yes to repair the catch basin
Paul Krubiner
Sent from my iPhone

On Oct 17, 2025, at 4:46 PM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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 or designated agent must promptly give notice to all unit owners of any action taken in this manner.

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Thank you.

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

Links in the message (1)



**2024 Connecticut General
Statutes :: Ti...**

<PROPOSAL- Rose Paving Catch Basin Repair.pdf>

Re: 3300 PARK - CGS 47-250(b)(9) - Vote To Repair Catch Basin (Garages 7 & 8)

From: ddrivera33@aol.com (ddrivera33@aol.com)

To: davlew1965@aol.com; almallo@mac.com; stephanimoore50@gmail.com; pkrubiner@aol.com

Date: Tuesday, October 21, 2025 at 07:01 PM EDT

I vote yes to repair the catch basin.

Ms. Diana Rivera McCoy
(203) 257-9570

On Saturday, October 18, 2025 at 08:39:15 AM EDT, PAUL KRUBINER <pkrubiner@aol.com> wrote:

I vote Yes to repair the catch basin
Paul Krubiner
Sent from my iPhone

On Oct 17, 2025, at 4:46 PM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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 or designated agent must promptly give notice to all unit owners of any action taken in this manner.

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Thank you.

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

Links in the message (1)



3300 Park Ave Condos

David Lewis

Project:

3300 Park Ave Condos
3300 Park Ave
Bridgeport, CT 06604-1144
US

Created by:

Thomas Thurston
tom.thurston@rosepaving.com
860.838.9124

Prepared for:

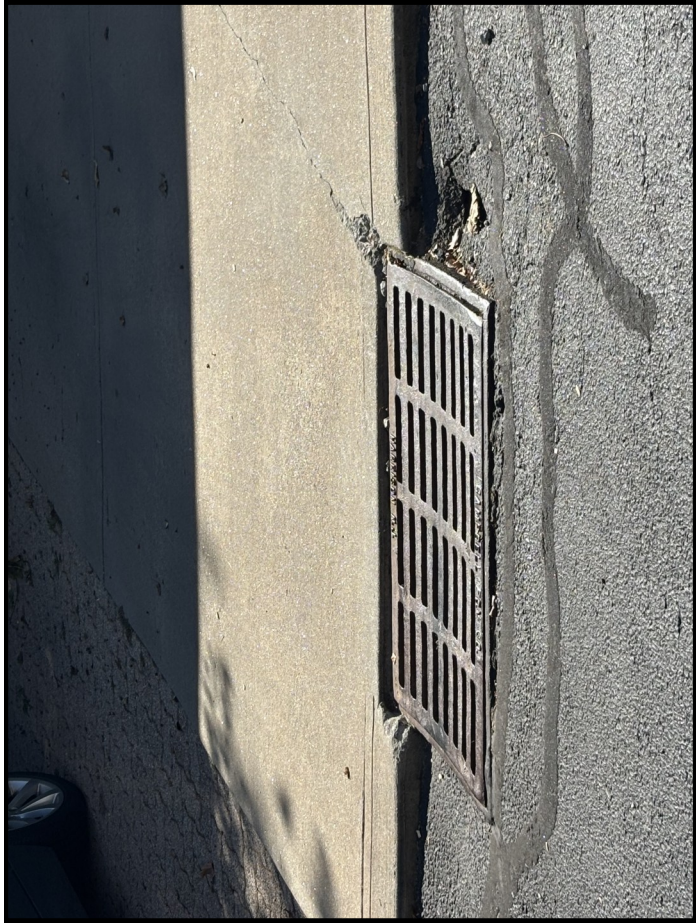
David Lewis 3300 Park Ave Condos

Submitted to: 3300 Park Avenue Condos

Address: 3300 Park Avenue, Bridgeport CT

Drain Repair





OPP-25-041495

10 / 13 / 2025

Account Information	Contact Information	Rose Paving Information
Account Name: 3300 Park Ave Condos	Contact Name: David Lewis	Account Executive: Thomas Thurston
Street Address: 3300 Park Ave	Contact Email: davlew1965@aol.com	Email: tom.thurston@rosepaving.com
City State Zip: Bridgeport CT 06604-1144	Contact Phone:	Cell: 860.838.9124
		License #:

Notes/Exclusions
Connecticut Home Improvement Contractor License: HIC.0670440
M&S Paving and Sealing, LLC fka M&S Paving and Sealing, Inc. Home Improvement Contractor License HIC.0571298 is now part of Rose Paving, LLC

PRICING TABLE					
Service Line Name	QTY	U of M	Unit Price	Estimated Tax	Total
Catch Basin - Brick and Mortar	1	EA	\$2650.00	\$67.31	\$2,717.31
Asphalt - Remove and Replace	50	SF	\$46.00	\$58.42	\$2,358.42
					\$5,075.73

Line item tax total **\$125.73**

Total \$5,075.73

Scope Detail

Service Line Name	Service Description
Catch Basin - Brick and Mortar	<p>CATCH BASIN REPAIR</p> <ul style="list-style-type: none"> • Saw cut 50 S/F of pavement square and remove the deteriorated areas of pavement. • Remove 2 row(s) deteriorated blocks, without removing top. • Rebuild catch basin with 2 row(s) of brick and /or block and mortar. • Backfill and compact area. • Reset catch basin top and repave to level with Hot Bituminous Asphalt.
Asphalt - Remove and Replace	<p>PAVEMENT REPAIR</p> <ul style="list-style-type: none"> • The area under consideration for pavement repair comprises 50 S/F of deteriorated pavement. • There exist 1 area(s) of repair located throughout the lot. • All repairs will be shaped symmetrically where possible. • We will saw-cut a perimeter and remove the deteriorated pavement. The old material will be removed from the site and disposed of in an approved facility for recycling. • The area will be repaved with a minimum of 3 inches compacted Hot Bituminous Asphalt. • All areas will be barricaded during and after the repair process. • Cannot guarantee correction of ponding of water on section repairs.