

# 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

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March 26, 2026

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

**RE: CAU Insurance Mandate For Policy Renewal**

Dear Unit Owners –

On Wednesday, March 18, I received an email from Scott Cronin of HUB International, the Association's insurance agent, concerning immediate actions required by the Association to preserve its current insurance coverage in connection with the November 2026 policy renewal. **To ensure full transparency and to dispel any misinformation that may circulate within the community**, I have included a copy of the email chain for your review.

According to the information provided, the insurance carrier [CAU Insurance] is requiring the Association to replace the roofs and roof components on Building #1 (Units 1–8) and Building #2 (Units 27–36) prior to the November 2026 renewal date. **Failure to complete this work before that date will result in cancellation of the Association's insurance policy.**

Accordingly, the Association must move without delay to solicit bids for the roof replacement projects and to establish a funding plan for the work, including all related and associated repairs of the roof components. Given that fewer than six (6) months remain to complete these required improvements, immediate action is necessary – Time is of the essence.

Sincerely,



Al Mallozzi  
President

**LTR-CAU Insurance Mandate For Policy Renewal**

RE: #47702 3300 Park Avenue Condominium Recommendations

From: Cronin, Scott (scott.cronin@hubinternational.com)

To: davlew1965@aol.com; almallo@mac.com

Cc: jean.craemer@hubinternational.com; diane.smith1@hubinternational.com

Date: Wednesday, March 18, 2026 at 12:58 PM EDT

Adding Al Mallozzi, Board President.

Scott

**From:** Cronin, Scott  
**Sent:** Wednesday, March 18, 2026 12:50 PM  
**To:** David A. Lewis Jr. <davlew1965@aol.com>  
**Cc:** Craemer, Jean <jean.craemer@hubinternational.com>; Smith, Diane <diane.smith1@hubinternational.com>  
**Subject:** FW: #47702 3300 Park Avenue Condominium Recommendations

David,

Email chain with the carrier below – the expectation is that they will non-renew the policy if everything is not done by the next renewal (11/01/2026). My advice would be to move all the roofing projects to this summer if possible and push other things back. Happy to discuss further with board members or PM.

Best,

Scott

**From:** Karin Petrino <kpetrino@cauinsure.com>  
**Sent:** Friday, March 13, 2026 11:40 AM  
**To:** Cronin, Scott <scott.cronin@hubinternational.com>  
**Cc:** Craemer, Jean <jean.craemer@hubinternational.com>  
**Subject:** [EXTERNAL] RE: #47702 3300 Park Avenue Condominium Recommendations

Hi Scott

In all honesty, the timeline needs to be speeded up. This recommendation is over a year old. I understand there was a change in PM and the need for bids but this has gone on a long time and roofs are a big exposure claim wise.

**Karin Petrino CIC, CPIW**

Underwriter – Lead

P 267-757-7156

Makefield Crossing – South Campus,  
800 Township Line Road, Suite 325,  
Yardley, PA 19067

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**From:** Cronin, Scott <[scott.cronin@hubinternational.com](mailto:scott.cronin@hubinternational.com)>  
**Sent:** Wednesday, March 11, 2026 10:53 AM  
**To:** Karin Petrino <[kpetrino@cauinsure.com](mailto:kpetrino@cauinsure.com)>  
**Cc:** Craemer, Jean <[jean.craemer@hubinternational.com](mailto:jean.craemer@hubinternational.com)>  
**Subject:** RE: #47702 3300 Park Avenue Condominium Recommendations

**This message has originated externally from organization.**

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I understand, but to clarify: will CAU be okay with the Rec remaining open until next summer or do they need to speed up the timeline to avoid non-renewal?

Scott

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**From:** Karin Petrino <[kpetrino@cauinsure.com](mailto:kpetrino@cauinsure.com)>  
**Sent:** Wednesday, March 11, 2026 10:38 AM  
**To:** Cronin, Scott <[scott.cronin@hubinternational.com](mailto:scott.cronin@hubinternational.com)>; Craemer, Jean <[jean.craemer@hubinternational.com](mailto:jean.craemer@hubinternational.com)>  
**Subject:** [EXTERNAL] RE: #47702 3300 Park Avenue Condominium Recommendations  
**Importance:** High

Hi Scott

Thank you for the update. I will document the status but this does not warrant satisfying the recommendation until the repairs/replacements are completed. The recommendation from 2/12/25 required repair. The Reserve Study apparently agrees with our inspection.

**Karin Petrino CIC, CPIW**

Underwriter – Lead

P 267-757-7156

Makefield Crossing – South Campus,  
800 Township Line Road, Suite 325,  
Yardley, PA 19067

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**From:** Cronin, Scott <[scott.cronin@hubinternational.com](mailto:scott.cronin@hubinternational.com)>  
**Sent:** Tuesday, March 10, 2026 12:43 PM  
**To:** Karin Petrino <[kpetrino@cauinsure.com](mailto:kpetrino@cauinsure.com)>; Craemer, Jean <[jean.craemer@hubinternational.com](mailto:jean.craemer@hubinternational.com)>  
**Subject:** RE: #47702 3300 Park Avenue Condominium Recommendations  
**Importance:** High

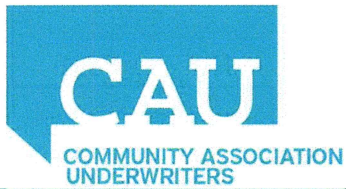
**This message has originated externally from organization.**

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Hi Karin, heard back from the board of directors on this one yesterday. They had a very detailed and extensive Reserve Study completed and just received the final report. The report (which they intend to follow) lists major roof repairs/replacements totaling \$55,234 for this year and another \$56,891 for next year. It seems likely that this is the only schedule the association can afford to follow, and are prioritizing the areas of greater concern for the coming spring/summer. Will this schedule be sufficient to satisfy the RECS?

Best Regards,

Scott



## Risk Management Recommendations

Policy # CAU600330 Letter Date: 2/12/25  
 Account # 47702 Underwriter: Karin Petrino  
 Insured: 3300 Park Avenue Condominium  
 Date of Survey: November 12, 2024

### Underwriting Requirements

#### 24-01 Sidewalk Repair

Repair all cracked, heaved and uneven surfaces on all sidewalks and other exterior walking surfaces. Once repaired, conduct inspections at least annually and make all necessary repairs to alleviate conditions that create slip and fall hazards.

**Action**

**Taken:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

#### 24-02 Roof Repair –Peaked Roof

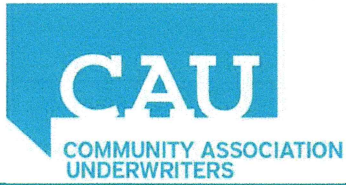
Hire a licensed and insured roofing contractor to repair all damaged roof shingles and other conditions that may cause the roof to leak.

**Action**

**Taken:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Response for Underwriting Requirements due by: 4/11/25**

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_



## Risk Management Recommendations

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### **Risk Management Suggestions**

The following suggestions, if implemented may help prevent future losses.

1.

Inspections, surveys, reports or recommendations relate only to insurability and the premiums to be charged. We do not: make safety inspections or undertake to perform the duty of any person or organization to provide for the health or safety of workers or the public, warrant that conditions are safe or healthful or warrant that conditions comply with laws, regulations, codes or standards. There is no intended implication that all conditions or operations were observed at the time of the survey.