

3300 PARK – Email Vote: Replace Mail House Flooring – Please Reply by 6/22/2025

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

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

Date: Friday, June 20, 2025 at 11:27 AM EDT

Dear Board Members - Because the next Board Meeting was cancelled due to the hiring of a new management company, the Board is being asked to vote on a proposal to repair and replace the floor in the mail house. There are rotted floor joists that are creating a safety issue, and the matter needs to be immediately addressed.

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 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, I request the vote of all the Board Members to accept the \$1,100 proposal [plus applicable sales taxes] from Two Brothers Contracting to repair and replace the flooring in the mail house, and I would like all voting responses by Sunday, June 22, 2025.

To start the voting process, as Secretary, I vote YES

Have a great day.

Ms. Diana Rivera McCoy, Secretary
3300 Park Avenue Condominium Association Inc.
(203) 257-957



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112.8 kB

Re: 3300 PARK – Email Vote: Replace Mail House Flooring – Please Reply by 6/22/2025

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

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

Date: Friday, June 20, 2025 at 02:20 PM EDT

I vote YES.

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

On Friday, June 20, 2025 at 11:27:22 AM EDT, ddrivera33@aol.com <ddrivera33@aol.com> wrote:

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(203) 257-957

Re: 3300 PARK – Email Vote: Replace Mail House Flooring – Please Reply by 6/22/2025

From: Alfred Mallozzi (almallo@mac.com)

To: ddrivera33@aol.com; davlew1965@aol.com

Cc: almallo@mac.com

Date: Tuesday, July 1, 2025 at 07:50 AM EDT

I vote yes to replace the floor in the mail room.

Al Mallozzi, President

On Jun 20, 2025, at 11:27 AM, ddrivera33@aol.com wrote:

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3300 Park Avenue Condominium Association Inc.
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Re: 3300 PARK – Email Vote: Replace Mail House Flooring – Please Reply by 6/22/2025

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

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

Cc: davlew1965@aol.com

Date: Friday, June 20, 2025 at 02:32 PM EDT

Stephanie - In my professional opinion, as someone with a background in commercial construction, the expense is justified due to concerns about life safety potential trip hazards Heaven forbid one the elderly residents suffers a broken leg due to inaction

It is astonishing that the previous Board approved painting the pressure-treated floor of the mail house with black latex paint. This was an egregiously decision, made without approval at a meeting, discussion with unit owners, or legal vote as required by CG 47250(b)(9).

In my opinion, the Board did nothing to enhance the value of the units. Past projects were undertaken, and funds, even if properly collected, were squandered due to incompetence. For example, regulations mandate that least 10% of annual income should be allocated to reserves. If true, I estimate we should have over \$200,000 in reserves, yet we currently have less than \$60,000. Furthermore, my lawsuit uncovered \$51,000 in "unclassified expenses" with no canceled checks or paid invoices to back up to whom the money was paid. I firmly believe that members of the previous Board engaged in concealing the past misconduct.

As a member of the Board, you either collectively voted or an individual Board member mandated that members cover expenses were the responsibility of the Association. Following numerous complaints from unit owners, our attorney has determined that the unit owners must be reimbursed for those past expenses; which will further deplete our reserves. Additionally, further instances of inappropriate actions by the prior Board will come to light in the coming weeks.

I will no longer remain silent. I will speak my truth and will support it with facts. Diana's email, she is requesting your vote. You are either in favor of the recommendation or not. Diana is simply asking you to cast your vote for the record.

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

On Fri, Jun 20, 2025 at 1:34 PM, Stephanie Moore
<stephanimoore50@gmail.com> wrote:

Good afternoon to all! How are projects being prioritized? When did the board of directors discuss taking on this project?

On Fri, Jun 20, 2025 at 11:27 AM ddrivera33@aol.com <ddrivera33@aol.com> wrote:

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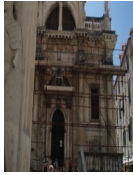
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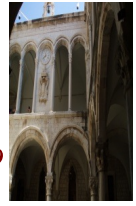
To start the voting process, as Secretary, I vote YES

Have a great day.

Ms. Diana Rivera McCoy, Secretary
3300 Park Avenue Condominium Association Inc.
(203) 257-957



Two Brothers Old restoration LLC



617 Douglas Drive.

Orange Ct, 06477

Tel 203 913 4588. Tel-fax 203 795 4089

E-Mail: 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 _____