

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 - Vote to Contract With Midtown Towing

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

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

Cc: c.stordy@countymgmt.com; garyknauf@gmail.com; c.jennings@countymgmt.com

Date: Thursday, October 2, 2025 at 03:30 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, I would like to bring the following matter to a vote of the Board of Directors:

MATTER TO VOTE

1. Execution of the attached Midtown Towing Contract; which states **"All cars that are not parked in a parking spot and /or the fire lane shall be towed for unauthorized parking at the owner's expense. Cars that do not get claimed after 15 Days from the date of tow will result in a 600.00 plus tax charge to the property owner. The property owner is responsible for looking into the vehicles before they are towed to conclude if they are possible abandoned cars that will not be getting claimed."**

2. Ordering two (2) signs and posts at a per cost of \$42.00 to be displayed on the property.

Please respond with **YES** or **NO** only, by Monday, October 6th, regarding approval to enter into a formal contract with **MIDTOWN TOWING** and to proceed with ordering the signs and posts as recommended by County Management Services. **To start the voting process I vote YES.**

Thank you.

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



Towing Contact - 3300 Park Avenue I Midtown Towing (Draft).docx
14.7 kB

3300 Park Avenue – The Brownstone
3300 Park Avenue
Bridgeport, CT 06604
203-261-0334

I **(3300 Park Avenue-The Brownstone)** owner of **(3300 Park Avenue-The Brownstone)**. Hereby grant permission to Mid-Town Auto Body Inc to tow any unauthorized vehicles off the premises. I have the proper signs (with towing company info and pricing as per CT DMV) posted on the property. (Mid-Town Auto Body can provide the proper signs for \$25.00 each). All cars that are not parked in a parking spot and /or the fire lane shall be towed for unauthorized parking at the owner's expense. Cars that do not get claimed after 15 Days from the date of tow will result in a 600.00 plus tax charge to the property owner. The property owner is responsible for looking into the vehicles before they are towed to conclude if they are possible abandoned cars that will not be getting claimed. Nothing in the following agreement may be changed, if anything in the agreement is changed by the property owner/manager the agreement will be VOID.

Address: 3300 Park Avenue-The Brownstone

*****Please do not accept towing calls from anyone other than: *****

Colleen Batterson
Rich Cunningham
Cathy Stordy
Caroline Jennings
Managers of County Management Services

Sincerely,

Property Manager/Owner
Date 10/02/2025

Re: 3300 PARK - Vote to Contract With Midtown Towing

From: Caroline Jennings (c.jennings@countymgmt.com)

To: davlew1965@aol.com

Cc: almallo@mac.com; ddrivera33@aol.com; stephanimoore50@gmail.com; pkrubiner@aol.com;
c.stordy@countymgmt.com; garyknauf@gmail.com

Date: Thursday, October 2, 2025 at 03:32 PM EDT

I just want to clarify that the signs are \$25 each and the posts are \$42 each plus tax.
Thank you.

On Thu, Oct 2, 2025 at 3:30 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.

With that said, I would like to bring the following matter to a vote of the Board of Directors:

MATTER TO VOTE

1. Execution of the attached Midtown Towing Contract; which states **"All cars that are not parked in a parking spot and /or the fire lane shall be towed for unauthorized parking at the owner's expense. Cars that do not get claimed after 15 Days from the date of tow will result in a 600.00 plus tax charge to the property owner. The property owner is responsible for looking into the vehicles before they are towed to conclude if they are possible abandoned cars that will not be getting claimed."**

2. Ordering two (2) signs and posts at a per cost of \$42.00 to be displayed on the property.

Please respond with **YES** or **NO** only, by Monday, October 6th, regarding approval to enter into a formal contract with **MIDTOWN TOWING** and to proceed with ordering the signs and posts as recommended by County Management Services. **To start the voting process I vote YES.**

Thank you.

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

--

Caroline Jennings, Admin Assistant

County Management Services
6527 Main Street
P. O. Box 110614
Trumbull, CT 06611
Office: 203-261-0334 ext. 106
Fax: 203-261-0220
E-Mail: c.jennings@countymgmt.com

www.countymgmt.com

Re: 3300 PARK - Vote to Contract With Midtown Towing

From: Alfred Mallozzi (almallo@mac.com)

To: davlew1965@aol.com

Cc: ddrivera33@aol.com; stephanimoore50@gmail.com; pkrubiner@aol.com; c.stordy@countymgmt.com; garyknauf@gmail.com; c.jennings@countymgmt.com

Date: Friday, October 3, 2025 at 05:49 AM EDT

I vote Yes

Al Mallozzi

On Oct 2, 2025, at 3:30 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.

With that said, I would like to bring the following matter to a vote of the Board of Directors:

MATTER TO VOTE

1. Execution of the attached Midtown Towing Contract; which states **"All cars that are not parked in a parking spot and /or the fire lane shall be towed for unauthorized parking at the owner's expense. Cars that do not get claimed after 15 Days from the date of tow will result in a 600.00 plus tax charge to the property owner. The property owner is responsible for looking into the vehicles before they are towed to conclude if they are possible abandoned cars that will not be getting claimed."**
2. Ordering two (2) signs and posts at a per cost of \$42.00 to be displayed on the property.

Please respond with **YES** or **NO** only, by Monday, October 6th, regarding approval to enter into a formal contract with **MIDTOWN TOWING** and to proceed with ordering the signs and posts as recommended by County Management Services. **To start the voting process I vote YES.**

Thank you.

Mr. David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc.
(203) 260-6864
<Towing Contact - 3300 Park Avenue I Midtown Towing (Draft).docx>

Re: 3300 PARK - Vote to Contract With Midtown Towing

From: Stephanie Moore (stephanimoore50@gmail.com)

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

Date: Friday, October 3, 2025 at 07:27 AM EDT

I vote yes

On Thu, Oct 2, 2025 at 3:30 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.

With that said, I would like to bring the following matter to a vote of the Board of Directors:

MATTER TO VOTE

1. Execution of the attached Midtown Towing Contract; which states **"All cars that are not parked in a parking spot and /or the fire lane shall be towed for unauthorized parking at the owner's expense. Cars that do not get claimed after 15 Days from the date of tow will result in a 600.00 plus tax charge to the property owner. The property owner is responsible for looking into the vehicles before they are towed to conclude if they are possible abandoned cars that will not be getting claimed."**

2. Ordering two (2) signs and posts at a per cost of \$42.00 to be displayed on the property.

Please respond with **YES** or **NO** only, by Monday, October 6th, regarding approval to enter into a formal contract with **MIDTOWN TOWING** and to proceed with ordering the signs and posts as recommended by County Management Services. **To start the voting process I vote YES.**

Thank you.

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

Re: 3300 PARK - Vote to Contract With Midtown Towing

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

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

Cc: stephanimoore50@gmail.com; pkrubiner@aol.com; c.stordy@countymgmt.com; garyknauf@gmail.com; c.jennings@countymgmt.com

Date: Friday, October 3, 2025 at 09:40 AM EDT

I vote yes

Ms. Diana Rivera McCoy
(203) 257-9570

On Friday, October 3, 2025 at 05:49:33 AM EDT, Alfred Mallozzi <almallo@mac.com> wrote:

I vote Yes

Al Mallozzi

On Oct 2, 2025, at 3:30 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.

With that said, I would like to bring the following matter to a vote of the Board of Directors:

MATTER TO VOTE

1. Execution of the attached Midtown Towing Contract; which states "**All cars that are not parked in a parking spot and /or the fire lane shall be towed for unauthorized parking at the owner's expense. Cars that do not get claimed after 15 Days from the date of tow will result in a 600.00 plus tax charge to the property owner. The property owner is responsible for looking into the vehicles before they are towed to conclude if they are possible abandoned cars that will not be getting claimed.**"

2. Ordering two (2) signs and posts at a per cost of \$42.00 to be displayed on the property.

Please respond with **YES** or **NO** only, by Monday, October 6th, regarding approval to enter into a formal contract with **MIDTOWN TOWING** and to proceed with ordering the signs and posts as recommended by County Management Services. **To start the voting process I vote YES.**

Thank you.

Mr. David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc.
(203) 260-6864
<Towing Contact - 3300 Park Avenue I Midtown Towing (Draft).docx>

Re: 3300 PARK - Vote to Contract With Midtown Towing

From: PAUL KRUBINER (pkrubiner@aol.com)

To: c.jennings@countymgmt.com

Cc: ddrivera33@aol.com; davlew1965@aol.com; almallo@mac.com; stephanimoore50@gmail.com; c.stordy@countymgmt.com; garyknauf@gmail.com

Date: Friday, October 3, 2025 at 11:02 AM EDT

I vote yes after giving one formal written warning in vehicle
Sent from my iPhone

On Oct 3, 2025, at 10:43 AM, Caroline Jennings <c.jennings@countymgmt.com> wrote:

Thank you for your approvals - I will get this scheduled.
Thanks.

On Fri, Oct 3, 2025 at 9:40 AM ddrivera33@aol.com <ddrivera33@aol.com> wrote:

I vote yes

Ms. Diana Rivera McCoy
(203) 257-9570

On Friday, October 3, 2025 at 05:49:33 AM EDT, Alfred Mallozzi <almallo@mac.com> wrote:

I vote Yes

Al Mallozzi

On Oct 2, 2025, at 3:30 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.

With that said, I would like to bring the following matter to a vote of the Board of Directors:

MATTER TO VOTE

1. Execution of the attached Midtown Towing Contract; which states **"All cars that are not parked in a parking spot and /or the fire lane shall be towed for unauthorized parking at the owner's expense. Cars that do not get claimed after 15 Days from the date of tow will result in a 600.00 plus tax charge to the property owner. The property owner is responsible for looking into the vehicles before they are towed to conclude if they are possible abandoned cars that will not be getting claimed."**

2. Ordering two (2) signs and posts at a per cost of \$42.00 to be displayed on the property.

Please respond with **YES** or **NO** only, by Monday, October 6th, regarding approval to enter into a formal contract with **MIDTOWN TOWING** and to proceed with ordering the signs and posts as recommended by County Management Services. **To start the voting process I vote YES.**

Thank you.

Mr. David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc.
(203) 260-6864
<Towing Contact - 3300 Park Avenue I Midtown Towing (Draft).docx>

--

Caroline Jennings, Admin Assistant

County Management Services
6527 Main Street
P. O. Box 110614
Trumbull, CT 06611
Office: 203-261-0334 ext. 106
Fax: 203-261-0220
E-Mail: c.jennings@countymgmt.com

www.countymgmt.com

Office hours:

Monday - Thursday - 9 am - 5 pm

Friday - 9 am - 3 pm