

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

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

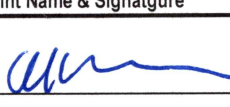
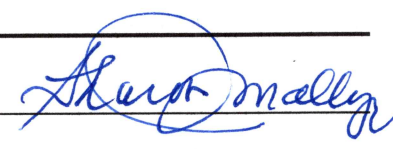
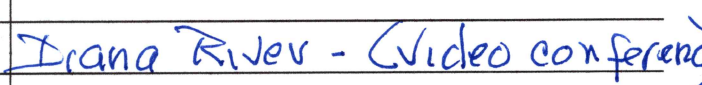
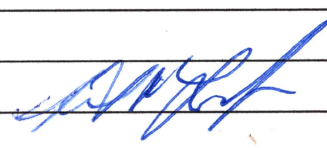
There were no comments by the unit owners present

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	
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 Carousel 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. Hodgdan	3300 Park Avenue, #36 Bridgeport, CT 06604	Georgetown	2670	

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

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!!



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
	TOTAL FOR 'Tree and Shrub Work'	3	\$17,360.00
	TOTAL AMOUNT:	3	\$17,360.00
	TOTAL TAX:		\$1,102.36
	TOTAL:	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:

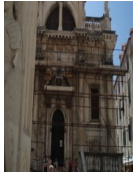
Owner agrees to pay a total price of: \$18,462.36

NOTICE OF RIGHT TO CANCEL:

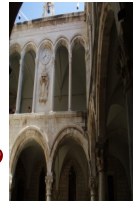
You, the client, may cancel this transaction, without penalty or obligation, at any time prior to midnight of the third business day after the date of the acceptance of this proposal. To cancel your acceptance of this proposal within this time, you may notify Bartlett Tree Experts, in writing of your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

*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

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

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). In the past when emails were sent to the management@3300parkave...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> 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> 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>

Subject: Re: As discussed. Damage in Unit 1

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

To: Mike Donadeo <MDonadeo@aol.com>, Condo management Donadeo <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> 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> 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>
Subject: Re: As discussed. Damage in Unit 1
Date: October 29, 2024 at 10:29:26 AM EDT
To: Sharon Mallozzi <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> 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>
Subject: As discussed. Damage in Unit 1
Date: July 5, 2024 at 12:20:34 PM EDT
To: Mike Donadeo <mdonadeo@aol.com>, Condo management Donadeo <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.².

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](http://www.orkin.com).

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

PAUL KRUBINER
MARJORIE B KRUBINER
1088 BLACK ROCK TURNPIKE
FAIRFIELD, CT 06825

10-4
220 0184

1030

DATE 5-5-24

PAY TO THE
ORDER OF

3300 Park Ave Condo Ass

\$ 3400.00

Thirty-Four hundred and 00/100 DOLLARS

M&T Bank

Power Financial Solutions

on hold payment
MEMO: rev way + garage door
rebalance

Paul Krubiner

⑆0022000046⑆

2200285331030

ISN# 818301837820

Date 6/27/2024

WorkType:25 Batch#: 1

PAY TO THE ORDER OF
PEOPLES UNITED BANK
221724480-081 ONLY
FAIRFIELD, CT 06825-1355
CHECK HEREFOR DEPOSIT ONLY
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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.
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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