

3300 PARK - CGS 47-250(b)(9) - Vote For Building 1 Shingle Repair & Approve Cost Overrun Building #2

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

Bcc: davlew1965@aol.com

Date: Monday, November 24, 2025 at 03:51 PM EST

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 Two Brothers Restoration LLC to replace missing shingles on Building #1 at the requirement of the Insurance Company and to pay for a cost overrun due to the additional roof damage.

Should you have any questions, please contact Cathy Stordy at County Management Services. She can be reached at c.stordy@countymgmt.com or 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**

www.countymgmt.com

Office hours:

Monday - Thursday - 9 am - 5 pm

Friday - 9 am - 3 pm



Notice to Unit Owners - CGS 47-250(b)(9) - Vote For Building 1 Shingle Repair & Approve Cost Overrun Building #2-11-24-25.pdf

151.6 kB



CGS 47-250(b)(9) - Building #1 Shingle Repair & Building #2 Cost Overrun.pdf

1.2 MB



3300 PARK-Building #2 Roof & Building #3 Siding Repairs (110825).pdf

4.7 MB

CGS 47-250(b)(9) - Vote to Repair Shingles Building #1 & Approve Cost Overrun on Building #2 Shingle Repair

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

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

Date: Sunday, November 16, 2025 at 06:55 AM EST

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.

MATTER TO VOTE

Motion: To approve the recommendation to hire Two Brothers Old Restoration LLC to perform the below services:

1- Roof /Shingle Repairs To Building # 1: Replace any missing shingles on Building #1 - **\$1,800.00**

2- Cost Overrun - Roof repair to Building #2: - Due to the extent of the damage a cost overrun was realized - **\$925.00**

Please respond with **YES or NO only**, by 5:00PM Monday, November 17, 2025.

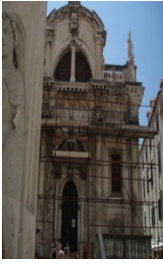
To start the voting process I, David Lewis, Jr., Treasurer of 3300 Park Avenue Condominium Association vote "YES" to the Motion.

Have a great day.

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



3300 PARK - Building #1 Shingle Repairs & Cost Overrun Approval (111525).pdf
980.6 kB



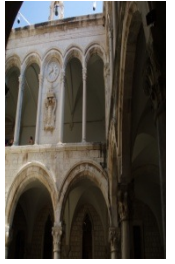
Two Brothers Old restoration LLC

617 Douglas Drive

Orange, Ct 06477

Phone 203 913-4588

Fax -Tel 203 795 -4089



CONTRACT - 3300 PARK AVENUE CONDOMINIUM

1- Roof/Shingle Repairs To Building #1 (Right Building)

Replace any missing shingles on Building #1 (Building to the Right of the Entrance)

Labor and material \$ 1,800.00

2- Cost Overrun - Roof Repair to Building #2 (Left Building).

Due to the extent of the damage and shingles requiring to be replaced a cost overrun was realized

Labor and material \$925.00

Note #1: *This price in it is in the base of what we see if we have to do more work will adjust the number this we took in only for the missing shingles in the roof and we are not responsible for any leak or damage to the rest of the roofs!*

11/10/2025

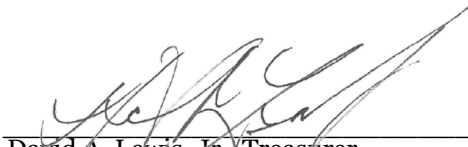
TWO BROTHERS OLD RESTORATION LLC

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.

After signed and accepted this will be the contract for this job

Signature owner


David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc,

11/17/2025

Date Signed

Signature Contractor

Tonin Kimca

Date Signed

Re: CGS 47-250(b)(9) - Vote to Repair Shingles Building #1 & Approve Cost Overrun on Building #2 Shingle Repair

From: PAUL KRUBINER (pkrubiner@aol.com)

To: davlew1965@aol.com

Date: Sunday, November 16, 2025 at 07:58 AM EST

I vote yes for the shingle repair on both buildings
Paul Krubiner
Sent from my iPhone

On Nov 16, 2025, at 6:55 AM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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.

MATTER TO VOTE

Motion: To approve the recommendation to hire Two Brothers Old Restoration LLC to perform the below services:

1- Roof /Shingle Repairs To Building # 1: Replace any missing shingles on Building #1 - **\$1,800.00**

2- Cost Overrun - Roof repair to Building #2: - Due to the extent of the damage a cost overrun was realized - **\$925.00**

Please respond with **YES or NO only**, by 5:00PM Monday, November 17, 2025.

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

Have a great day.

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

<3300 PARK - Building #1 Shingle Repairs & Cost Overrun Approval (111525).pdf>

Re: CGS 47-250(b)(9) - Vote to Repair Shingles Building #1 & Approve Cost Overrun on Building #2 Shingle Repair

From: Alfred Mallozzi (almallo@mac.com)

To: davlew1965@aol.com

Cc: stephanimoore50@gmail.com; pkrubiner@aol.com; ddrivera33@aol.com

Date: Sunday, November 16, 2025 at 09:01 AM EST

I vote yes.

Al Mallozzi, President

3300 Park Ave Condominium Inc.

On Nov 16, 2025, at 6:55 AM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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.

MATTER TO VOTE

Motion: To approve the recommendation to hire Two Brothers Old Restoration LLC to perform the below services:

1- Roof /Shingle Repairs To Building # 1: Replace any missing shingles on Building #1 - **\$1,800.00**

2- Cost Overrun - Roof repair to Building #2: - Due to the extent of the damage a cost overrun was realized - **\$925.00**

Please respond with **YES or NO only**, by 5:00PM Monday, November 17, 2025.

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

Have a great day.

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

<3300 PARK - Building #1 Shingle Repairs & Cost Overrun Approval (111525).pdf>

Re: CGS 47-250(b)(9) - Vote to Repair Shingles Building #1 & Approve Cost Overrun on Building #2 Shingle Repair

From: ddrivera33@aol.com (ddrivera33@aol.com)
To: davlew1965@aol.com; almallo@mac.com
Cc: stephanimoore50@gmail.com; pkrubiner@aol.com
Date: Sunday, November 16, 2025 at 11:33 AM EST

I vote yes..

Ms. Diana Rivera McCoy
(203) 257-9570

On Sunday, November 16, 2025 at 09:01:57 AM EST, Alfred Mallozzi <almallo@mac.com> wrote:

I vote yes.

Al Mallozzi, President

3300 Park Ave Condominium Inc.

On Nov 16, 2025, at 6:55 AM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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.

MATTER TO VOTE

Motion: To approve the recommendation to hire Two Brothers Old Restoration LLC to perform the below services:

- 1- Roof /Shingle Repairs To Building # 1:** Replace any missing shingles on Building #1 - **\$1,800.00**
- 2- Cost Overrun - Roof repair to Building #2:** - Due to the extent of the damage a cost overrun was realized - **\$925.00**

Please respond with **YES or NO only**, by 5:00PM Monday, November 17, 2025.

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

Have a great day.

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

<3300 PARK - Building #1 Shingle Repairs & Cost Overrun Approval (111525).pdf>

Re: 3300 PARK - Roof & Siding Repair Photo Book

From: Stephanie Moore (stephanimoore50@gmail.com)

To: davlew1965@aol.com

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

Date: Monday, November 17, 2025 at 12:14 PM EST

I vote yes

On Sun, Nov 16, 2025 at 7:33 AM David A. Lewis Jr. <davlew1965@aol.com> wrote:

Board Members - Attached is a **PHOTO BOOK** documenting the state of the Building #2 roof related to the shingle repair/replacement and Building #3 siding replacement project completed by Two Brothers Old Restoration LLC.

According to the Reserve Study by Reserve Advisors, the main roofs of Building #1 and Building #2 will need to be replaced by 2027.

Should you have any questions, please do not hesitate to contact me.

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