

# 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

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## MEETING MINUTES - SPECIAL BOARD OF DIRECTOR'S MEETING

THURSDAY, JUNE 13, 2025 @ 6:30PM

Madison Avenue Library - 3455 Madison Avenue, Bridgeport, CT 06606

### 1. CALL OF THE ROLL

- President Al Mallozzi Jr., called the meeting to order at 6:38PM and announced:
  - Board Members present were Treasurer David Lewis (in-person), and Secretary Diana Rivera McCoy (in-person). Board Member Stephanie Moore was not in attendance.
  - The BOD meeting was also being recorded
  - Other Attendees: Sharon Mallozzi (#1), Florence Zolan (#34), Jan Bianco (#13), Jeffrey Makari (#9) and Rebecca Barnes (#15).

### 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

### 3. NEW BUSINESS ITEMS

#### 1. Discussion to Replace Donadeo Realty as Property Manager & Review Other Management Proposals

Previously, the Board voted unanimously to terminate the existing management agreement after discovering that the current property manager, Mike Danadeo, had been unlicensed since 2015. President Mallozzi confirmed this via the state website and stated that the Association's attorney was contacted for legal advise and the Board was advised to take immediate action to replace the property management company. The following management company proposals were reviewed:

##### **County Management Services (Selected Management Company to Replace Donadeo Realty)**

- Base Monthly Fee: **\$650** for 26 units (**\$450/month savings**)
- Location: **Trumbull, CT**
- License: **Active with the State of CT**
- Services:
  - Owner online portal (account access, payments, maintenance requests)
  - 24-hour emergency response
  - Customizable financial reports (including 30/60/90/120-day delinquency tracking)
  - Monthly maintenance and financial reports
  - Owner education on by-laws and rule enforcement
- Currently manages 50+ complexes
- Perceived as efficient, enthusiastic, and well-organized

##### **Pyramid Management Group**

- Monthly Fee: **\$995**
- Location: **Ridgefield, CT**
- Licensed

### **Property Group**

- Monthly Fee: **\$1,150**
- Location: **Stamford, CT**
- Company license **not verified**
- Individual manager may be licensed

A Freedom of Information request revealed that each company had **one complaint** filed in the past 3 years.

**Board Vote:** The Board **voted unanimously** to enter into a **one-year contract** with **County Management Services**, with the ability to make changes if necessary. The transition is to be completed **by the end of June 2025** due to the current contract ending. The board call for a vote to hire new property management and President Al Mallozzi voted YES for County Management, Treasurer David Lewis voted YES for County Management and was interrupted by unit owner Rebecca Barnes (#15) who asked who David is voting for and she said she not voting for that company. Treasurer Lewis stated “you don’t vote”. Ms. Barnes implied that David had an affiliation with County Management. Treasurer Lewis questioned her as to where she received that information because it was false and a lie. Words went back and forth, and President Mallozzi intervened to continue the Board voting process. Secretary, Diana Rivera voted YES to hire County Management.

- The **new management company will manage the full transition**, including notification to homeowners.
- **Bank accounts will remain the same** to avoid disruption of direct deposit payments.
- Owners will be informed of the **new payment procedures**, including online options.

## **2. Property and Liability Insurance Matters**

**a. Paver Safety Repairs, Shingle Replacements, and Tree Removals** – Have been mandated by the insurance company to be completed. Failure to complete this may result in insurance cancellation at the November renewal.

- Pavers with more than **1-inch variance must be reset**. The specific area noted by the insurance company was the sidewalk in front of the pool. Missing shingles on Building #2 need to be replaced, and tree branches overhanging building #2 must be removed.
- Paver Resets - One bid received: **\$29,000**. **Treasurer Lewis stated that per association policy, two additional bids are required** for work over \$3,000.

### **b. Property Insurance Rebid**

- Current provider: **Fairfield County Insurance** – \$45,000 annually (does **not underwrite GNY**).
- Plan to **rebid insurance policy** to obtain more competitive rates.
  - Target: **GNY** (top-rated insurer nationally)
  - Potential Brokers: (1) **Steven Bocorosa – Bocorosa Insurance**, and (2) **Steve Ozik – Allstate**

## **3. Delinquent Condo Fees & Foreclosure Actions**

- Failure to file timely foreclosure can **jeopardize the six-month priority lien**.
- Past error: \$2,000 reported delinquency turned out to be **\$16,000**, resulting in two foreclosures.
- County Management will help track and address delinquencies proactively.

## **4. By-Law Revisions**

- Last updated: **August 2011**
- State condo laws have significantly changed.

- Attorney Cohen has provided a proposal to **update bylaws for legal compliance** and to prevent future violations.

#### **BOARD ACTION ITEMS**

1. **Obtain two additional bids** for paver resetting.
2. **Rebid property insurance** through competitive brokers.
3. **Finalize transition plan** and official start date with County Management Services.
4. **Notify homeowners** of the management change and **new payment procedures**.

#### **4. UNIT OWNER COMMENT**

There were no additional comments by the unit owners present.

#### **5. ADJOURNMENT**

The meeting was adjourned at 7:29PM

**3300 PARK AVENUE CONDOMINIUM  
ASSOCIATION, INC.**

**NOTICE TO UNIT  
OWNERS**

**SPECIAL MEETING TO  
SELECT NEW  
MANAGEMENT CO.**

**DATE & TIME  
FRIDAY, JUNE 13, 2025  
2:00PM – 2:30PM**

**BRIDGEPORT PUBLIC LIBRARY  
NORTH BRANCH  
3455 Madison Avenue  
Bridgeport, CT 06606**

**ALL UNIT OWNERS ARE WELCOME TO ATTEND!**

# **3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.**

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## **SPECIAL MEETING AGENDA**

FRIDAY, JANUARY 13, 2025

2:00PM – 2:30PM

1. Call of the Roll
2. Proof of notice of meeting or waiver of notice
3. Summary Presentation of New Management Company Proposals
4. Vote to Select New Management Company & Enter Into A 1-Year Contract
5. Adjournment