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**Subject:** Vote Needed Re: Garage 1&2 Rotted Wood

**From:** "Misty Maza" <mmaza@c-mgi.com>

**Date:** Mon, Apr 06, 2015 12:06 pm

"Al Mallozzi 1" <almallo@mac.com>, "Anne Phillips 5" <annephillips@aol.com>, "Carmen Rosa 33"

**To:** <cprosa@gmail.com>, "Frank Ribas 27" <fxribas@3300park.com>, "Will Tosado 6" <wtosado@optonline.net>

**Attach:** filename-1.pdf

Please see below and the attached quote from Baybrook for \$1,189 that needs to be approved immediately for the work to continue on the garage roofs for units 1 and 2.

Please respond with your vote in regards to approving the additional work that is needed.

Thanks, Misty

Misty Maza  
Property Manager

Consolidated Management Group, Inc.  
263 Boston Post Road  
Orange, CT 06477

Office: 203-307-3287  
Fax: 203-799-0605  
mmaza@c-mgi.com | www.cmgpropertymanagement.com

-----Original Message-----

From: Dennis F [mailto:dennisf@baybrookremodelers.com]  
Sent: Monday, April 06, 2015 12:37 PM  
To: davlew1965@aol.com; mmaza@c-mgi.com  
Subject: Garage 1&2 Rotted Wood

I completely apologize for the delay this was just given to me Friday and due to the holiday getting it today Please let me know that this gets approved ASAP as its required to complete the job Dennis

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# Baybrook Remodelers, Inc.



3300 Park Avenue Condominiums  
Bridgeport CT 06604  
ATTN: Mr. David A. Lewis, Jr.  
davlew1965@aol.com  
(203) 365-4904 (203) 260-6864 Cell  
ATTN: Misty Maza  
mmaza@c-mgi.com  
(203) 307-3287 (203) 500-3936

April 6, 2015

## 3300 Park Avenue Repairs Additional Work Order – Rotted Wood

### Garage 1 & 2

- Replace rotted dimensional lumber and plywood on top of the parapet walls with 2x10pt
- Fabricate and install new copper sleeves for scuppers

TOTAL: \$1,189.00

### *Showroom and Design Centers*

824 Boston Post Road, West Haven, CT 06516 (203) 937-6400  
1700 Post Road, Fairfield, CT 06824 (203) 256-1062

*Additions • New Construction • Kitchens • Bathrooms • Siding • Windows • Roofing*

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**Subject:** Re: Vote Needed Re: Garage 1&2 Rotted Wood

**From:** Alfred Mallozzi <almallo@mac.com>

**Date:** Mon, Apr 06, 2015 12:10 pm

**To:** Misty Maza <mmaza@c-mgi.com>

**Cc:** Anne Phillips 5 <annephillips@aol.com>, Carmen Rosa 33 <cprosasr@gmail.com>, Frank Ribas 27 <fxribas@3300park.com>, Will Tosado 6 <wtosado@optonline.net>

I vote yes

Sent from my iPhone

> On Apr 6, 2015, at 3:06 PM, Misty Maza <mmaza@c-mgi.com> wrote:

>

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>

> Misty Maza

> Property Manager

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> To: davlew1965@aol.com; mmaza@c-mgi.com

> Subject: Garage 1&2 Rotted Wood

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**Subject:** Re: Vote Needed Re: Garage 1&2 Rotted Wood  
**From:** "Ribas, Francisco" <[fribas@gfnet.com](mailto:fribas@gfnet.com)>  
**Date:** Mon, Apr 06, 2015 12:10 pm  
**To:** Misty Maza <[mmaza@c-mgi.com](mailto:mmaza@c-mgi.com)>  
Al Mallozzi 1 <[almallo@mac.com](mailto:almallo@mac.com)>, Anne Phillips 5 <[annephillips@aol.com](mailto:annephillips@aol.com)>, Carmen Rosa 33  
**Cc:** <[cprosasr@gmail.com](mailto:cprosasr@gmail.com)>, Frank Ribas 27 <[fxribas@3300park.com](mailto:fxribas@3300park.com)>, Will Tosado 6  
<[wtosado@optonline.net](mailto:wtosado@optonline.net)>

Misty,

I replied on this same thing just an hour ago.

I approve the extra cost to replace the rotten wood for the garage roof repairs to Unit No. 1&2. I vote yes to spend the extra money.

Frank Ribas, Treasurer

## Francisco X. Ribas

### Francisco X. Ribas

Gannett Fleming Engineers and Architects, P.C.

Office Engineer

CTDOT Project No. 301-0092 Rehabilitation of Metro North Railroad Bridge No. 03948R over Sound Beach

Avenue and Bridge No. 03955R over Tomac Avenue.

143 Sound Beach Avenue, Old Greenwich, CT 06870

Office Phone 203-637-0036

Cell Phone 203-260-6012

On Mon, Apr 6, 2015 at 3:06 PM, Misty Maza <[mmaza@c-mgi.com](mailto:mmaza@c-mgi.com)> wrote:

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-----Original Message-----

From: Dennis F [<mailto:dennisf@baybrookremodelers.com>]

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**Subject:** Re: Garage 1&2 Rotted Wood  
**From:** Annephillips <annephillips@aol.com>  
**Date:** Mon, Apr 06, 2015 12:31 pm  
**To:** mmaza@c-mgi.com, almallo@mac.com, cprosasr@gmail.com, fxribas@3300park.com, wtosado@optonline.net

I approve payment for BayBrook's bill for Garages 1 & 2.  
Anne

-----Original Message-----

**From:** Misty Maza <mmaza@c-mgi.com>  
**To:** Al Mallozzi 1 <almallo@mac.com>; Anne Phillips 5 <annephillips@aol.com>; Carmen Rosa 33 <cprosasr@gmail.com>; Frank Ribas 27 <fxribas@3300park.com>; Will Tosado 6 <wtosado@optonline.net>  
**Sent:** Mon, Apr 6, 2015 1:44 pm  
**Subject:** FW: Garage 1&2 Rotted Wood

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[mmaza@c-mgi.com](mailto:mmaza@c-mgi.com) | [www.cmgpropertymanagement.com](http://www.cmgpropertymanagement.com)

-----Original  
Message-----

**From:** Dennis F [<mailto:dennisf@baybrookremodelers.com>]  
**Sent:**  
Monday, April 06, 2015 12:37 PM  
**To:** [davlew1965@aol.com](mailto:davlew1965@aol.com);  
[mmaza@c-mgi.com](mailto:mmaza@c-mgi.com)  
**Subject:** Garage 1&2 Rotted Wood

I completely apologize for

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**Subject:** RE: Vote Needed Re: Garage 1&2 Rotted Wood  
**From:** wtosado <wtosado@optonline.net>  
**Date:** Mon, Apr 06, 2015 12:34 pm  
**Misty Maza** <mmaza@c-mgi.com>, **Al Mallozzi 1** <almallo@mac.com>, **Anne Phillips 5**  
**To:** <annephillips@aol.com>, **Carmen Rosa 33** <cprosasr@gmail.com>, **Frank Ribas 27**  
<fxribas@3300park.com>

Yes

Thanks

Wil

----- Original message -----

**From:** Misty Maza <mmaza@c-mgi.com>  
**Date:** 04/06/2015 3:06 PM (GMT-05:00)  
**To:** Al Mallozzi 1 <almallo@mac.com>, Anne Phillips 5 <annephillips@aol.com>, Carmen Rosa 33 <cprosasr@gmail.com>, Frank Ribas 27 <fxribas@3300park.com>, Will Tosado 6 <wtosado@optonline.net>  
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**Subject:** Re: Vote Needed Re: Garage 1&2 Rotted Wood  
**From:** Carmen Rosa <cprosasr@gmail.com>  
**Date:** Mon, Apr 06, 2015 12:47 pm  
**To:** Misty Maza <mmaza@c-mgi.com>  
**Cc:** Al Mallozzi 1 <almallo@mac.com>, Anne Phillips 5 <annephillips@aol.com>, Frank Ribas 27 <fxribas@3300park.com>, Will Tosado 6 <wtosado@optonline.net>

Yes. Fix the problem

Sent from my iPad

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