

## 3300 PARK - Notice to Unit Owners of Selection of FY2025 Landscape Service Provider

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

Cc: mdonadeo@aol.com

Date: Friday, April 18, 2025 at 10:03 AM EDT

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**Good morning, Unit Owners,**

We hope everyone is enjoying this beautiful weather we've been having!

We wanted to share a quick update on what we've been working on recently with the landscaping around the property. Below, you'll find a summary of the latest improvements and ongoing projects to keep our community looking its best.

### **Selection of FY2025 Landscape Service Provider**

Pursuant to the Association's Bylaws - According to [CGS § 47-250\(b\)](#), the Board of Directors may act outside of a formal meeting with the written consent of at least two-thirds of its members, as documented in a record authenticated by all Board Members. In accordance with this provision, the Board has taken action without convening a meeting.

As Secretary of the Association, I hereby provide notice that the Board of Directors has selected **Restless Landscaping & Tree** as the Association's landscaping service provider for **Fiscal Year 2025**. Documentation of the Board's vote and unanimous consent is attached hereto.

In selecting Restless Landscaping & Tree, the Board carefully considered both quality of service and cost-effectiveness. After reviewing multiple bids and service proposals, the Board determined that Restless provided the best balance of professional service and cost savings, thereby helping to manage Association expenses responsibly for the upcoming fiscal year.

Sincerely,

Diana Rivera McCoy, Secretary  
3300 Park Avenue Condominium Association Inc.  
(203) 257-9570

Links in the message (1)

**Chapter 828 - Common  
Interest Ownership...**

**Chapter 828 - Common Interest Ownership Act**

Chapter 828 - Common Interest Ownership Act

## 3300 PARK - Vote to Approve FY2025 Landscape Service Vendor

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

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

Cc: mdonadeo@aol.com

Date: Thursday, April 10, 2025 at 04:17 AM EDT

Dear Board Members - According to [CGS § 47-250\(b\)](#), 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 must promptly give notice to all unit owners of any action taken in this manner.

With that said, the Landscape Committee has met with and has reviewed three (3) proposals to provide landscape services for the FY2025 season and has recommended the selection of **Restless Landscaping & Tree** due to both cost, depth of the scope of services to be provided, and further recommendation by the Association's manager Michael Donadeo.

### **MATTER TO VOTE**

The Board has received the following bids/proposals, and it is the recommendation of the Landscape Committee, that the Board of Directors vote to enter into a contract with **RESTLESS LANDSCAPING & TREE** at the proposal cost of \$16,800.00. A copy of the recommendation memo and proposals is attached hereto.

<b><u>VENDOR</u></b>	<b><u>PROPOSAL</u></b>
Restless Landscape & Tree	\$16,800.00
Ober Lawncare	\$24,700.00
Tree Care of CT & Landscaping	\$22,471.50

Please respond promptly by voting **YES** or **NO (Only)** as to entering into a formal contract with **RESTLESS LANDSCAPE & TREE** per the recommendation of the Landscape Committee.

Have a great day

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

Links in the message (1)

**Chapter 828 - Common  
Interest Ownership...**

----- Forwarded Message -----

**From:** Sharon Mallozzi <sjsmall@mac.com>

**To:** David A. Lewis Jr. <davlew1965@aol.com>; "ddrivera33@aol.com" <ddrivera33@aol.com>

**Cc:** Marge Krubiner <mbkrubiner@aol.com>

**Sent:** Wednesday, April 9, 2025 at 01:41:18 PM EDT

**Subject:** 3300 Park Ave 3 landscape proposals URGENT

We have received three landscape proposals. One proposal, Restless Tree, contains the updated proposal with the reseeded. Since that proposal is lower with the reseeded and thatching than the other two proposals without that item, it is the recommendation that we select Restless Tree and Landscaping.

It is URGENT that we act on this immediately. Landscape work should have started no later than April 1.

## Re: 3300 PARK - Vote to Approve FY2025 Landscape Service Vendor

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

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

Cc: mdonadeo@aol.com

Date: Thursday, April 10, 2025 at 09:10 AM EDT

Yes!!

[Sent from AOL on Android](#)

On Thu, Apr 10, 2025 at 4:17 AM, David A. Lewis Jr.  
<davlew1965@aol.com> wrote:

Dear Board Members - According to [CGS § 47-250\(b\)](#), 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 must promptly give notice to all unit owners of any action taken in this manner.

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(203) 260-6864

Links in the message (1)

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Interest Ownership...**

----- Forwarded Message -----

**From:** Sharon Mallozzi <sjmall@mac.com>

**To:** David A. Lewis Jr. <davlew1965@aol.com>; "ddrivera33@aol.com" <ddrivera33@aol.com>

## Re: 3300 PARK - Vote to Approve FY2025 Landscape Service Vendor

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

To: almallo@mac.com; stephanimooore50@gmail.com; ddrivera33@aol.com

Cc: mdonadeo@aol.com; davlew1965@aol.com; sjmall@mac.com

Date: Thursday, April 10, 2025 at 09:24 AM EDT

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Board - I vote **YES** to execute a contract with **RESTLESS LANDSCAPING & TREE**.

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

On Thursday, April 10, 2025 at 09:10:13 AM EDT, ddrivera33@aol.com <ddrivera33@aol.com> wrote:

Yes!!

[Sent from AOL on Android](#)

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Have a great day

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

## Re: 3300 PARK - Vote to Approve FY2025 Landscape Service Vendor

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From: Alfred Mallozzi (almallo@mac.com)

To: davlew1965@aol.com

Date: Thursday, April 10, 2025 at 11:10 AM EDT

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YES

On Apr 10, 2025, at 9:24 AM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

Board - I vote **YES** to execute a contract with **RESTLESS LANDSCAPING & TREE**.

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

On Thursday, April 10, 2025 at 09:10:13 AM EDT, ddrivera33@aol.com <ddrivera33@aol.com> wrote:

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Have a great day

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

Re: .

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From: Stephanie Moore (stephanimoore50@gmail.com)

To: davlew1965@aol.com; wil.tosado.mail@gmail.com; almallo@mac.com; ddrivera33@aol.com; mdonadeo@aol.com

Date: Thursday, April 10, 2025 at 02:36 PM EDT

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I vote yes but and for the record we did the voting the correct way. I also attending the meeting for the CAÍ but everyone on this board is learning and doing the best we can to make things happen at 3300 Park Ave!

On Thu, Apr 10, 2025 at 1:48 PM David A. Lewis Jr. <[davlew1965@aol.com](mailto:davlew1965@aol.com)> wrote:

Stephanie - Regarding the actions of the previous Board, I have firsthand experience from a year and a half of legal proceedings, along with the concerns raised about key information from the Association's attorney. On this matter, we may have differing opinions about whether the previous Board adhered to the Bylaws, CIOA, and the Connecticut General Statutes.

I would like to clarify your reference to the Bylaws when you asked, "**where does it state this in the Bylaws?**" If you are looking for specific information about meetings, you can refer to **Section 4 (Board of Directors), Paragraph (h)**. However, if you are inquiring about the Board's ability to conduct non-in-person meetings, that provision is not contained within our Bylaws. Instead, it is governed by Connecticut state law, specifically **CGS § 47-250(b)**, which takes precedence over our Association's Bylaws. You can access the statute directly by clicking on the "blue CGS underline" or pasting the following link into your browser: [https://www.cga.ct.gov/current/pub/chap\\_828.htm#sec\\_47-250](https://www.cga.ct.gov/current/pub/chap_828.htm#sec_47-250)

Additionally, Diana and I attended the CAI-CT Conference on March 16th, where the Association's former litigation attorney distributed a handout outlining the requirements for meetings and minutes. Notably, page 2 of this document discusses the Board's legal right to vote during non-in-person meetings. For your convenience, I have attached a copy of that memo.

For further education on the Bylaws, CIOA, and Connecticut General Statutes, I recommend checking out CAI-CT's Common Interest - Issue #5 (2024). It features an insightful article titled "**Board Education. It's the Law! Connecticut Public Act 06-23.**" I have also attached a PDF version of the magazine, with the relevant article found on page 14.

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

On Thursday, April 10, 2025 at 12:01:33 PM EDT, Stephanie Moore <[stephanimoore50@gmail.com](mailto:stephanimoore50@gmail.com)> wrote:

David, the way things went on the past board all bids and proposals were presented at the meetings. I have read the by-laws, tell me where it states this in the by-laws? Regarding Will Tosado resigning as President, when are we going to have a meeting to fill the position? Was the resignation given in writing?

On Thu, Apr 10, 2025 at 11:03 AM David A. Lewis Jr. <[davlew1965@aol.com](mailto:davlew1965@aol.com)> wrote:

Stefanie - I would like to take a moment to clarify some important points regarding your understanding of our governance as a Board Member. It is essential to familiarize yourself with the Association's Bylaws, the Common Interest Ownership Act (CIOA), and the relevant provisions of the Connecticut General Statutes that govern condominiums in Connecticut. These regulations are crucial for ensuring that our meetings and decision-making processes are conducted properly. **In the past, our Board faced criticism for not adhering to the Bylaws, the CIOA, and the applicable statutory provisions.**

There are two primary methods by which a CT Condominium Board of Directors can vote on matters:

1. **In-Person Voting:** This can be done during a special meeting called by the Secretary (refer to **Bylaws Section 4(h)**).

# 3300 PARK AVENUE CONDOMINIUM

c/o Donadeo Realty & Management  
880 North Avenue  
Bridgeport, CT 06606

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## MEMORANDUM

**TO:** Board of Directors - 3300 Park Avenue Condominium Association, Inc.

**FROM:** Sharon Mallozzi - Landscape Committee, Co-chair  
Marjorie Krubiner – Landscape Committee, Co-chair

**DATE:** April 9, 2025

**RE:** **FY2025 LANDSCAPE PROPOSAL REVIEW & RECOMMENDATIONS**

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Dear Board Members – The Landscape Committee received and reviewed three (3) landscape service proposals to provide landscaping services to the Condominium for the FY 2025 season.

### SUMMARY OF PROPOSALS

- **Restless Landscape & Tree** \$16,800.00 (\$15,200 (Base) + \$1,600 (**Reseeding and Thatching**))
- **Obers Lawncare** \$24,700.00
- **Tree Care of CT and Landscaping** \$22,471.50

### RECOMMENDATION

Based upon the price and the detailed scope of services, the Landscape Committee recommends hiring **RESTLESS LANDSCAPE & TREE** to provide landscape services to 3300 Park Avenue Condominium Association for the FY2025 landscape season of April 2025 through November 30, 2025



# **Restless Landscaping & Tree**

## **Maintenance Contract**

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

Below is the itemized scope of work for landscape services to be performed at 3300 Park Avenue Condominium Association, Inc. located at 3300 Park Avenue in Bridgeport CT.

### **LANDSCAPE SCOPE OF WORK**

1. 🛠️ **SPRING CLEAN UP:** Removing dead leaves, sand and other debris from lawn areas, garden beds, walkways, paved areas.
2. 🛠️ **EDGING & MULCHING:** Edge all garden beds in early Spring. Mulch all garden beds including the pool bed with BLACK MULCH mid to late May (prior to Memorial Day weekend, with one additional mulching mid-August to ensure a fresh look through the late summer and fall season.
3. 🛠️ **LAWN CUTTING:** On a weekly basis, cut all grass areas, remove excess grass clippings where applicable, blowing off sidewalks, brick paving areas, brick paver patios, and paved driveways.
4. 🛠️ **WEEDING & SPRAYING** - Weeding of all landscape beds on an as-needed basis, including spraying with a weed pre-emergent on all brick paver areas within the Condominium
5. 🛠️ **SHRUB TRIMMING:** Twice during the season, trim all shrubs as pre-determined by the Board or the Association's Landscape Planning Committee, and remove all debris from the property.
6. 🛠️ **FERTILIZATION PROGRAM:** Spring fertilizer with pre-emergent control and herbicide. Late spring fertilizer with weed control. Summer feeding with herbicide control. Late summer fertilizer with insecticide.
7. 🛠️ **LAWN RESEEDING & THATCHING & TOPSOIL** extra cost of \$1600.00 to the first monthly bill reseed those areas of the lawn include the vacant lot behind the mail house which is also bounded on the east side of unit #27 and the west side of the reserve parking lot, as well as those lawn areas between unit #1 and unit #36 and Park Avenue. The lawn areas will be seeded with 50%/50% sun and shade grass seed. Additionally, where required, the contractor will install additional topsoil to fill those lawn depression areas and to cover tree roots where needed.
8. 🛠️ **FALL CLEAN-UP:** Rake, blow and remove all dead leaves from lawn areas, garden beds, pool area, and parking lot. C pool area ornamental grasses to an applicable height.

The charge for specified services is \$ 1900.00 per month for the term of this contract (April 1st 2025 to November 3rd 2025) payable on the first of each month, for the services



provided. The client will receive an invoice any additional unscheduled service agreed on by client and contractor will be billed separately. The Connecticut sales tax 6.35% will be added to your monthly invoice.

If you have any questions or concerns, please feel free to contact us 203-997-4590  
restlesshardscapes@gmail.com

Client \_\_\_\_\_

Date \_\_\_\_\_

Contractor \_\_\_\_\_

Date \_\_\_\_\_

# OBER'S LAWN CARE

## SHELTON CT 06484

Proposal Submitted To:

3300 PARK AVE

BRIDGEPORT CT

### LANDSCAPE CONTRACT FOR 2025 SEASON:

- 1) SPRING CLEAN UP: Cleaning leaves, sand and other debris from lawn areas, garden beds, walkways, and parking lots. Mulching all garden beds with brown dye mulch.
- 2) LAWN CUTTING: On a weekly basis, removing excess grass clippings where applicable. String trimming of garden beds, light posts, etc. Blowing off walkways, and driveways.
- 3) HEDGE TRIMMING: Twice during season shrubs will be shaped, and debris removed.
- 4) FALL CLEAN UP: Leaves will be raked, blown, and removed from garden beds, lawn areas, and parking lots. Any flowers will be removed or cut back.
- 5) FERTILIZATIONS: Spring fertilizer with pre emergent control and herbicide. Late spring fertilizer with weed control. Summer feeding with herbicide control. Late summer fertilizer with insecticide. Fall feeding.
- 6) MULCHING: All garden beds will be mulched during spring clean up, and one more time mid August to ensure a fresh look through late summer and fall season.

#### 7) Price Breakdown

PRICE BREAK DOWN FOR 8 MONTHLY PAYMENTS  
CT SALES TAX IS INCLUDED

\$ 24,700

Client \_\_\_\_\_

Date \_\_\_\_\_

# TREE CARE OF CONNECTICUT AND LANDSCAPING

Proposal Submitted To: \_\_\_\_\_

**3/13/2025**

## LANDSCAPE MAINTENANCE FOR 2025 SEASON:

**SPRING CLEAN UP:** Cleaning leaves, sand and other debris from lawn areas, garden beds, walkways, and parking lots. Mulching all garden beds with brown dye mulch.

**LAWN CUTTING:** On a weekly basis, removing excess grass clippings where applicable. String trimming of garden beds, light posts, etc. Blowing off walkways, and driveways.

Street. **SHRUB TRIMMING:** Twice during season shrubs will be shaped, and debris removed.

**FALL CLEAN UP:** Leaves will be raked, blown, and removed from garden beds, lawn areas, and parking lots. Any flowers will be removed or cut back.

**FERTILIZATIONS:** Spring fertilizer with pre emergent control and herbicide. Late spring fertilizer with weed control. Summer feeding with herbicide control. Late summer fertilizer with insecticide. Fall feeding.

**MULCHING:** All garden beds will be mulched during spring clean up, and one more time mid August to ensure a fresh look through late summer and fall season.

### Price Breakdown as follows:

Base Price	Plus tax (6.35% CT tax)	Total
\$21,200	\$1,371.50	\$22,471.50

Number of Monthly Payments	Price Breakdown - Monthly Payments
8 Monthly Payments	\$2,808.93

Any additional work will be provided at \$65.00 per man per hour, plus materials unless a contract price is agreed upon.

Respectfully Submitted:

\_\_\_\_\_ Date: \_\_\_\_\_ Owner

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do work as specified. Payments will be made as outlined above.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_