

## 3300 - Vote to Approve Snow Removal Contractor (CGS 47-250(b))

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

Cc: ddrivera33@aol.com

Date: Saturday, December 7, 2024 at 02:34 PM EST

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Dear Unit Owners - According to the requirements of **CGS § 47-250(b)**, I am notifying the Unit Owners that the Board of Directors of 3300 Park Avenue Condominium Association voted [via email] and attained the minimum 2/3rd majority required to accept the service contract of LOMBARDO LANDSCAPING LLC who will perform snow removal services for the FY2024/FY2025 winter season. The total cost of the service contract was \$15,000.

As a result of the bidding process a significant cost savings will be realized to the Association.

Sincerely,

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



CGS 47-250b BOD VOTE - Approval of FY2024-25 Snow Removal Contractor (120524).pdf

1.3MB

## 3300 PARK - Vote to Select FY2024-2025 Snow Removal Contactor

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

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

Cc: mdonadeo@aol.com

Date: Wednesday, December 4, 2024 at 05:32 PM EST

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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, as Treasurer I would like to bring the following matter to an email vote of the Board of Directors:

### **SELECTION OF THE FY2024-2025 SNOW REMOVAL CONTRACTOR**

I received two (2) proposals to provide Snow Removal Services to the Association for the FY2024/2025 winter season. The attached proposals are from [Silverhill Landscaping, LLC](#) and [Lombard Landscaping LLC](#). Both companies have experience with providing said services to our Association.

- **Silverhill Landscaping LLC**      **\$23,226.84**
- **Lombard Landscaping LLC**      **\$15,000.00**

**Given the significant savings of more than \$8,000, I recommend hiring [Lombard Landscaping LLC](#) as soon as possible because we have entered the winter season, and time is of the essence.**

Should you have any questions prior to a recorded email vote, please call me at 203-260-6864. Otherwise, please provide your email vote ASAP.

Have a great day.

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



SNOW REMOVAL - FY2024-2025 Lombard Landscaping LLC.pdf  
281.4kB



SNOW REMOVAL - FY2024-2025 Silverhill Landscaping LLC.pdf  
351kB

## Re: 3300 PARK - Vote to Select FY2024-2025 Snow Removal Contactor

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From: Alfred Mallozzi (almallo@mac.com)

To: davlew1965@aol.com

Cc: wil.tosado.mail@gmail.com; ddrivera33@aol.com; stephanimooore50@gmail.com; mdonadeo@aol.com

Date: Wednesday, December 4, 2024 at 06:48 PM EST

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Lombard Landscaping is considerably cheaper - I agree, I vote for Lombard Landscaping.

AI

On Dec 4, 2024, at 5:32 PM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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(203) 260-6864

<SNOW REMOVAL - FY2024-2025 Lombard Landscaping LLC.pdf><SNOW REMOVAL - FY2024-2025 Silverhill Landscaping LLC.pdf>

## Re: 3300 PARK - Vote to Select FY2024-2025 Snow Removal Contactor

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From: Wilfredo Tosado (wil.tosado.mail@gmail.com)

To: davlew1965@aol.com

Cc: almallo@mac.com; ddrivera33@aol.com; stephanimoore50@gmail.com; mdonadeo@aol.com

Date: Thursday, December 5, 2024 at 12:01 AM EST

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\$8000 is substantial. I vote for Lombardi. But I need to make this clear that they need to clean properly. Make sure that they know that they have to clean next to the vehicles that are parked as well in unit owners parking spots.

Silver Hill does this. It's no good to just plow the main road and then leave two feet of snow next to your driver's door so you can't get in your car.

Wil

On Wed, Dec 4, 2024, 5:32 PM 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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Have a great day.

Mr. David A. Lewis, Jr., Treasurer  
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(203) 260-6864

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Cc: mdonadeo@aol.com

Date: Thursday, December 5, 2024 at 05:49 AM EST

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For the record, I vote to enter into a contract with Lombard Landscaping LLC to provide snow removal services for the FY2024/2025 winter season.

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

On Wednesday, December 4, 2024 at 05:32:29 PM EST, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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

Cc: wil.tosado.mail@gmail.com; stephanimoore50@gmail.com; mdonadeo@aol.com

Date: Thursday, December 5, 2024 at 07:27 AM EST

Good morning, I vote yes for Lombard Landscaping.

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

On Wednesday, December 4, 2024 at 06:48:32 PM EST, Alfred Mallozzi <almallo@mac.com> wrote:

Lombard Landscaping is considerably cheaper - I agree, I vote for Lombard Landscaping.

Al

On Dec 4, 2024, at 5:32 PM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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<SNOW REMOVAL - FY2024-2025 Lombard Landscaping LLC.pdf><SNOW REMOVAL - FY2024-2025 Silverhill Landscaping LLC.pdf>

# LOMBARD LANDSCAPE, LLC

## Snow Removal Service Contract

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### I. THE PARTIES.

This Snow Removal Service Contract ("Agreement") made DECEMBER 1, 2024 ("Effective Date"), is by and between LOMBARD LANDSCAPING LLC ("Service Provider") with a mailing address of 327 Pepper Street, Monroe, CT, 06468, and 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC. ("Client") with a principal mailing address located at: c/o Donadeo Realty & Management, 880 North Avenue, Bridgeport, CT 06606.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Client hires the Service Provider to perform work under the terms and conditions hereby agreed upon by the forementioned parties:

### II. TERM.

The term of this Agreement shall commence on December 1, 2024, and will end on March 31, 2025.

### III. THE PROPERTY.

3300 Park Avenue located in the City of Bridgeport CT will be hereinafter known as the "Property." The Service Provider agrees to service the Property, strictly limited to the following areas within the Property:

- Main Roadway and/or Driveways
- Walkways
- Stairs
- Parking Areas (Brick Paved & Overflow Lot)
- Mailbox Area
- Trash Receptacle Areas
- Fire Hydrants

### IV. THE SERVICE.

The Service Provider will provide snow removal services strictly limited to the following:

- Shoveling
- Plowing
- De-icing

The Service Provider agrees to provide de-icing services to the designated areas of the property with the exclusive use of the product "Magic Salt."

### V. SNOW/ICE EVENT.

The Service Provider shall perform pre-treatment services, on the designated areas of the property [Main Roadway, Driveways, Walkways and Stairways], up to, but no more than 24 hours before snow accumulation or ice formation can be reasonably anticipated. The Service Provider shall commence shoveling and/or plowing on the designated areas of the Property [Main Roadway, Driveways, Parking Areas, Walkways, Stairs, Mailbox Area, Trash Receptacle Areas, and Fire Hydrants] as soon as conditions deem reasonably necessary.

### VI. PAYMENT AMOUNT.

For services performed by the Service Provider for the Client on the Property during the TERM [December 1, 2024, through March 31, 2025], the Client agrees to pay the Service Provider four (4) equal payments of \$3,750, totaling in the amount of \$15,000.

Monthly payments will be made via Check or electronically, and will be due and payable upon the first of every month starting December 2024 and ending on March 2025. The Client will be allowed a ten (10) day grace period without penalty, thereafter a per month penalty of 1.50% will be charged by the Service Provider to the Client.

For services performed by the Service Provider on the Property during any "out of contract service dates" [PreDecember 1st and Post March 31<sup>st</sup>], the Client will be billed and the Client agrees to pay the Service Provider per each snow and/or ice event resulting in 0-3" of snow/ice accumulation, as follows:

- 0 Inches - 3 Inches: \$1,400
- 3.1 Inches - 6 Inches: \$2,800
- 6.1 Inches - 9 Inches: \$4,200
- 9.1 Inches - 12 Inches: \$5,600
- After 12.1 Inches, the price will double for every 3 additional inches of snow

Additionally, for any snow removal services required due to significant snow accumulation, \$200 per hour to relocate snow will be charged to the Client by the Service Provider, billed upon completion and payable upon receipt.

VI). DEFAULT

The Client is responsible for any legal expenses incurred by the service provider in the event of the client defaulting on this contract.

VIII. TERMINATION

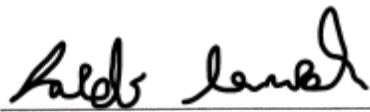
Subject to applicable state law, this Agreement and all authority hereunder, may be terminated by either party at any time and with or without cause upon delivery of ten (10) days written notice to the address of the other. Written notice includes, but is not limited to, registered or certified mail with return receipt requested, express overnight mail via a nationally recognized carrier, and e-mail notification or a facsimile transmission.

IX. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties to its subject matter and supersedes all prior or contemporaneous parole and/or written agreements, representations, and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding.

This Contract is binding upon the following signatories:

LOMBARD LANDSCAPING LLC ("Service Provided")

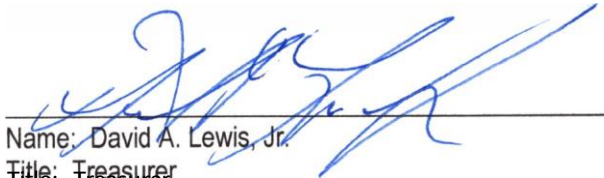


Name: Jacob Lombard

Date 12/06

Title: Owner/Principal/Member

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC. ("Client")



Name: David A. Lewis, Jr.

Title: Treasurer

12/05  
Date

12/0512025





# CERTIFICATE OF LIABILITY INSURANCE

|                   |
|-------------------|
| DATE (MM/DD/YYYY) |
| 11/10/2024        |

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

| <b>PRODUCER</b><br><br>Ferguson & McGuire, Inc.<br>6 North Main Street<br>P.O. Box 846<br>Wallingford CT<br><br>06492 | <b>CONTACT</b> Mitchell Healy<br><b>NAME:</b><br><b>PHONE</b> (203) 269-9565 <b>FAX</b> (203) 269-9656<br>(A/C, No, Ext): (A/C, No):<br><b>E-MAIL</b> mhealy@fergusonmcguire.com<br><b>ADDRESS:</b><br><table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A: Hartford Underwriters Ins Co</td> <td>30104</td> </tr> <tr> <td>INSURER B: Hartford Property &amp; Casualty</td> <td>34690</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Hartford Underwriters Ins Co | 30104 | INSURER B: Hartford Property & Casualty | 34690 | INSURER C: |  | INSURER D: |  | INSURER E: |  | INSURER F: |  |
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| INSURER C:  |   |                               |        |   |       |   |       |            |  |            |  |            |  |            |  |
| INSURER D:  |   |                               |        |   |       |   |       |            |  |            |  |            |  |            |  |
| INSURER E:  |   |                               |        |   |       |   |       |            |  |            |  |            |  |            |  |
| INSURER F:  |   |                               |        |   |       |   |       |            |  |            |  |            |  |            |  |
| <b>INSURED</b><br><br>Lombard Landscaping<br>LLC<br>327 Pepper St<br><br>Monroe<br><br>CT 06468-1226                  |   |                               |        |   |       |   |       |            |  |            |  |            |  |            |  |

**COVERAGES** **CERTIFICATE NUMBER:** CL23111054068 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE   | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS  |              |
|----------|---|-----------|----------|---------------|-------------------------|-------------------------|---|--------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><br>CLAIMS- <input type="checkbox"/> MADEOCCUR <input checked="" type="checkbox"/><br><br>AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>GE: <input type="checkbox"/><br><input checked="" type="checkbox"/><br>POLICY | X         |          | 31SBMBB4YR6   | 11/10/2024              | 11/10/2025              | EACH OCCURRENCE   | \$ 1,000,000 |
|          |   |           |          |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence)                           | \$ 1,000,000 |
|          |   |           |          |               |                         |                         | MED EXP (Any one person)  | \$ 10,000    |
|          |   |           |          |               |                         |                         | PERSONAL & ADV INJURY   | \$ 1,000,000 |
|          |   |           |          |               |                         |                         | GENERAL AGGREGATE   | \$ 2,000,000 |
|          |   |           |          |               |                         |                         | PRODUCTS - COMP/OP AGG  | \$ 2,000,000 |
|          |   |           |          |               |                         |                         | Property damage-single limit  | \$           |
|          | <b>AUTOMOBILE LIABILITY</b>   |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident)                                 | \$           |
|          | <input type="checkbox"/> ANY AUTO<br><br><input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS   |           |          |               |                         |                         | BODILY INJURY (Per person)  | \$           |
|          |   |           |          |               |                         |                         | BODILY INJURY (Per accident)  | \$           |
|          |   |           |          |               |                         |                         | PROPERTY DAMAGE (Per accident)                                      | \$           |
|          |   |           |          |               |                         |                         |   | \$           |
|          | <input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR<br><input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE<br><br>DED: <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>   |           |          |               |                         |                         | EACH OCCURRENCE   | \$           |
|          |   |           |          |               |                         |                         | AGGREGATE   | \$           |
|          |   |           |          |               |                         |                         |   | \$           |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> Y / N<br><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below   |           | N/A      |               |                         |                         | PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> |              |
|          |   |           |          |               |                         |                         | E.L. EACH ACCIDENT  | \$ 100,000   |
| B        |   |           |          | 31WECBB4ZEP   | 11/10/2024              | 11/10/2025              | E.L. DISEASE - EA EMPLOYEE  | \$ 100,000   |

