

County Management Services

6527 Main St, P. O. Box 110614, Trumbull, CT 06611 • (203) 261-0334 • Fax (203) 261-0220
www.countymgmt.com

Commercial & Residential Property Management

3300 Park Ave
12/1/25
RE: Gutter Cleaning

Dear Unit Owners

According to the requirements of [CGS § 47-250\(b\)\(9\)](#), 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 clean the gutters of Building's #1, #2 and #3.

Should you have any questions, please contact County Management Services at 203-261-0334.

Thank you.

CGS 47-250(b)(9) - Vote to Hire Two Brothers Old Restoration To Clean Association Gutters

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

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

Date: Saturday, November 22, 2025 at 11:25 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.

CONTRACT REVIEW

For the garage and gutter cleaning project, two (2) bids were received as follows:

- **County Management** - \$2,050.00
- **Two Brothers Restoration** - \$1,950.00

MATTER TO VOTE

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

1. Clean all the front garages include the downspouts
2. Remove covers from the gutters as needed and put them back Snake all downspouts, elbows, and where they are clog we will remove clean them and connect them back.
3. Clean all the top of the garages and dispose all the debris.

Please respond with **YES or NO only**, by 5:00PM Monday, November 24, 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.

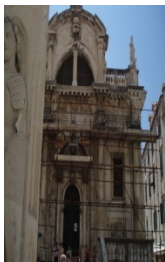
Mr. David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc.
(203) 260-6864



COUNTY MGMT - Gutter Cleaning Proposal (093025).pdf
228.9 kB



TWO BROTHERS - Gutter Cleaning Proposal.pdf
286.6 kB



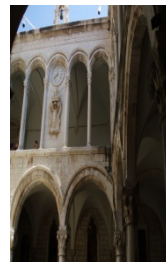
Two Brothers Old restoration LLC

617 Douglas Drive

Orange, Ct 06477

Phone 203 913-4588

Fax -Tel 203 795 -4089



CONTRACT - 3300 PARK AVENUE CONDOMINIUM

Gutter Cleaning & Garage Roof Cleaning - 3300 Park Avenue Condos

Clean all the front garages include the downspouts

Remove covers from the gutters as needed and put them back Snake all downspouts, elbows, and where they are clog we will remove clean them and connect them back.

Clean all the top of the garages and dispose all the debris.

LABOR & MATERIALS: \$1,950.00

Note #1: Note: we will put some screws as needed to some gutters if they are loose. If it's more work, we can do it or will be extra charge.

11/07/2025

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,

11/24/2025

Date Signed

Signature Contractor _____
Tonin Kimca

Date Signed

County Management Services LLC

6527 Main Street
Trumbull, CT 06611
(203) 261-0334
d.desiena@countymgmt.com

Estimate

ESTIMATE#	1140
DATE	09/30/2025
PO#	

CUSTOMER
The Brownstones 3300 Park Ave Bridgeport Connecticut 06604-1100

SERVICE LOCATION
The Brownstones 3300 Park Ave Bridgeport Connecticut 06604-1100

DESCRIPTION	Gutter Cleaning of Entire Complex Clean all gutters, clean all leaders and elbows, Leaders that are clogged will be taken apart, cleared and reconnected. All connections will be checked and secured, as necessary. All garage roofs will be cleared off and all debris removed from the property. Any extensive repairs to gutters or leaders will constitute an additional charge.
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Estimate			
Description	Qty	Rate	Total
Gutter Cleaning Cleaning of all gutters within the complex.	1.00	2,050.00	2,050.00

CUSTOMER MESSAGE

Estimate Total: \$2,050.00

Re: CGS 47-250(b)(9) - Vote to Hire Two Brothers Old Restoration To Clean Association Gutters

From: Alfred Mallozzi (almallo@mac.com)

To: ddrivera33@aol.com

Cc: davlew1965@aol.com; stephanimoore50@gmail.com; pkrubiner@aol.com

Date: Sunday, November 23, 2025 at 07:36 PM EST

I vote yes.

Al Mallozzi, President
3300 Park Avenue Condominium Association inc.

On Nov 23, 2025, at 7:22 PM, ddrivera33@aol.com wrote:

I vote yes

[Sent from AOL on Android](#)

On Sat, Nov 22, 2025 at 11:25 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.

CONTRACT REVIEW

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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

Re: CGS 47-250(b)(9) - Vote to Hire Two Brothers Old Restoration To Clean Association Gutters

From: PAUL KRUBINER (pkrubiner@aol.com)

To: davlew1965@aol.com

Date: Saturday, November 22, 2025 at 11:43 AM EST

I vote yes

Sent from my iPhone

On Nov 22, 2025, at 11:22 AM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

Disregard this because I forgot to include the proposals. I will resend

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

On Saturday, November 22, 2025 at 11:20:01 AM EST, David A. Lewis Jr. <davlew1965@aol.com> wrote:

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Re: CGS 47-250(b)(9) - Vote to Hire Two Brothers Old Restoration To Clean Association Gutters

From: Stephanie Moore (stephanimoore50@gmail.com)

To: davlew1965@aol.com

Cc: almallo@mac.com; ddrivera33@aol.com; pkrubiner@aol.com

Date: Saturday, November 22, 2025 at 11:37 AM EST

I vote yes to the repair

On Sat, Nov 22, 2025 at 11:25 AM David A. Lewis Jr. <davlew1965@aol.com> wrote:

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