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

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

davlew1965@aol.com

Cc: c.stordy@countymgmt.com; garyknauf@gmail.com

Date: Saturday, December 6, 2025 at 10:17 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.

SUMMARY OF MATTER

After a full review of all four (4) snow removal proposals submitted for the 2025–2026 winter season, Al/Chat GBT has evaluated each proposal against the Association's written specifications, including service scope, use of Magic Salt, pretreatment requirements, pricing structure, insurance, and liability protection. The four (4) vendors reviewed were:

- 1. Restless Landscaping & Tree
- 2. TGS Landscaping
- 3. JMA Services
- 4. PK Landscape Associates

Based on contract compliance, service coverage, legal protections, and financial risk exposure, I recommend that the Association award the snow removal contract to <u>Restless Landscaping & Tree</u>. The key reasons for recommendation are as follows:

- 1. Fully complies with all service area requirements.
- 2. Includes shoveling, plowing, and de-icing.
- 3. Provides exclusive use of Magic Salt as required.
- 4. Includes pre-treatment up to 24 hours before anticipated events.
- 5. Requires full insurance coverage with the Association named as additional insured.
- 6. Provides predictable seasonal pricing without a storm-inch cap.
- 7. Clear termination, indemnification, and service terms.

Attached is a recommendation memo, the AI generated summary of each of the PDF proposals submitted and each vendor proposal/contract.

MATTER TO VOTE

Motion: To approve the recommendation to hire Restless Landscape & Tree to perform the FY2025-26 Snow Removal Services,

Please respond with YES or NO only to this email, by 5:00PM Sunday, December 7, 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



From: Alfred Mallozzi (almallo@mac.com)

To: davlew1965@aol.com

Cc: ddrivera33@aol.com; stephanimoore50@gmail.com; pkrubiner@aol.com; c.stordy@countymgmt.com;

garyknauf@gmail.com; davlew1965@aol.com

Date: Saturday, December 6, 2025 at 10:23 AM EST

I vote yes. Al Nallozzi Sent from my iPhone

On Dec 6, 2025, at 10:18 AM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

Board Members - According to <u>CGS § 47-250(b)(9)</u>, 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.

SUMMARY OF MATTER

After a full review of all four (4) snow removal proposals submitted for the 2025–2026 winter season, Al/Chat GBT has evaluated each proposal against the Association's written specifications, including service scope, use of Magic Salt, pretreatment requirements, pricing structure, insurance, and liability protection. The four (4) vendors reviewed were:

- 1. Restless Landscaping & Tree
- 2. TGS Landscaping
- 3. JMA Services
- 4. PK Landscape Associates

Based on contract compliance, service coverage, legal protections, and financial risk exposure, I recommend that the Association award the snow removal contract to **Restless Landscaping & Tree**. The key reasons for recommendation are as follows:

- 1. Fully complies with all service area requirements.
- 2. Includes shoveling, plowing, and de-icing.
- 3. Provides exclusive use of Magic Salt as required.
- 4. Includes pre-treatment up to 24 hours before anticipated events.
- 5. Requires full insurance coverage with the Association named as additional insured.
- 6. Provides predictable seasonal pricing without a storm-inch cap.
- 7. Clear termination, indemnification, and service terms.

Attached is a recommendation memo, the AI generated summary of each of the PDF proposals submitted and each vendor proposal/contract.

MATTER TO VOTE

Motion: To approve the recommendation to hire Restless Landscape & Tree to perform the FY2025-26 Snow Removal Services.

Please respond with YES or NO only to this email, by 5:00PM Sunday, December 7, 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.

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

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

Cc: stephanimoore50@gmail.com; pkrubiner@aol.com; c.stordy@countymgmt.com; garyknauf@gmail.com;

davlew1965@aol.com

Date: Saturday, December 6, 2025 at 11:11 AM EST

I vote yes.

Sent from AOL on Android

On Sat, Dec 6, 2025 at 10:23 AM, Alfred Mallozzi <almallo@mac.com> wrote:

I vote yes. Al Nallozzi Sent from my iPhone

On Dec 6, 2025, at 10:18 AM, David A. Lewis Jr. <davlew1965@aol.com> wrote:

Board Members - According to <u>CGS § 47-250(b)(9)</u>, 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.

SUMMARY OF MATTER

After a full review of all four (4) snow removal proposals submitted for the 2025–2026 winter season, Al/Chat GBT has evaluated each proposal against the Association's written specifications, including service scope, use of Magic Salt, pre-treatment requirements, pricing structure, insurance, and liability protection. The four (4) vendors reviewed were:

- 1. Restless Landscaping & Tree
- 2. TGS Landscaping
- 3. JMA Services
- 4. PK Landscape Associates

Based on contract compliance, service coverage, legal protections, and financial risk exposure, I recommend that the Association award the snow removal contract to **Restless Landscaping & Tree**. The key reasons for recommendation are as follows:

- 1. Fully complies with all service area requirements.
- 2. Includes shoveling, plowing, and de-icing.
- 3. Provides exclusive use of Magic Salt as required.
- 4. Includes pre-treatment up to 24 hours before anticipated events.
- 5. Requires full insurance coverage with the Association named as additional insured.
- 6. Provides predictable seasonal pricing without a storm-inch cap.
- 7. Clear termination, indemnification, and service terms.

Attached is a recommendation memo, the AI generated summary of each of the PDF proposals submitted and each vendor proposal/contract.

MATTER TO VOTE

Motion: To approve the recommendation to hire Restless Landscape & Tree to perform the FY2025-26 Snow Removal Services,

Please respond with YES or NO only to this email, by 5:00PM Sunday, December 7, 2025.

From: Stephanie Moore (stephanimoore50@gmail.com)

To: ddrivera33@aol.com

Cc: almallo@mac.com; davlew1965@aol.com; pkrubiner@aol.com; c.stordy@countymgmt.com;

garyknauf@gmail.com

Date: Saturday, December 6, 2025 at 01:05 PM EST

I vote yes

On Sat, Dec 6, 2025 at 11:11 AM ddrivera33@aol.com wrote: | I vote yes.

Sent from AOL on Android

On Sat, Dec 6, 2025 at 10:23 AM, Alfred Mallozzi almallo@mac.com wrote:

I vote yes. Al Nallozzi Sent from my iPhone

On Dec 6, 2025, at 10:18 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.

SUMMARY OF MATTER

After a full review of all four (4) snow removal proposals submitted for the 2025–2026 winter season, Al/Chat GBT has evaluated each proposal against the Association's written specifications, including service scope, use of Magic Salt, pre-treatment requirements, pricing structure, insurance, and liability protection. The four (4) vendors reviewed were:

- 1. Restless Landscaping & Tree
- 2. TGS Landscaping
- 3. JMA Services
- 4. PK Landscape Associates

Based on contract compliance, service coverage, legal protections, and financial risk exposure, I recommend that the Association award the snow removal contract to **Restless Landscaping & Tree**. The key reasons for recommendation are as follows:

- 1. Fully complies with all service area requirements.
- 2. Includes shoveling, plowing, and de-icing.
- 3. Provides exclusive use of Magic Salt as required.
- 4. Includes pre-treatment up to 24 hours before anticipated events.
- 5. Requires full insurance coverage with the Association named as additional insured.
- 6. Provides predictable seasonal pricing without a storm-inch cap.
- 7. Clear termination, indemnification, and service terms.

Attached is a recommendation memo, the AI generated summary of each of the PDF proposals submitted and each vendor proposal/contract.

MATTER TO VOTE

From: PAUL KRUBINER (pkrubiner@aol.com)

To: davlew1965@aol.com; malvern.ngoh@gmail.com

Date: Sunday, December 7, 2025 at 09:27 AM EST

I vote yes Sent from my iPhone

On Dec 7, 2025, at 9:23 AM, PAUL KRUBINER <pkrubiner@aol.com> wrote:

Sent from my iPhone

On Dec 6, 2025, at 1:05 PM, Stephanie Moore <stephanimoore50@gmail.com> wrote:

I vote yes

On Sat, Dec 6, 2025 at 11:11 AM <u>ddrivera33@aol.com</u> <<u>ddrivera33@aol.com</u>> wrote: | I vote yes.

Sent from AOL on Android

On Sat, Dec 6, 2025 at 10:23 AM, Alfred Mallozzi almallo@mac.com> wrote:

I vote yes. Al Nallozzi Sent from my iPhone

On Dec 6, 2025, at 10:18 AM, David A. Lewis Jr. davlew1965@aol.com> wrote:

Board Members - According to <u>CGS § 47-250(b)(9)</u>, 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.

SUMMARY OF MATTER

After a full review of all four (4) snow removal proposals submitted for the 2025–2026 winter season, Al/Chat GBT has evaluated each proposal against the Association's written specifications, including service scope, use of Magic Salt, pre-treatment requirements, pricing structure, insurance, and liability protection. The four (4) vendors reviewed were:

- 1. Restless Landscaping & Tree
- 2. TGS Landscaping
- 3. JMA Services
- 4. PK Landscape Associates

Based on contract compliance, service coverage, legal protections, and financial risk exposure, I recommend that the Association award the snow removal contract to **Restless Landscaping & Tree**. The key reasons for recommendation are as follows:

- 1. Fully complies with all service area requirements.
- 2. Includes shoveling, plowing, and de-icing.

- 3. Provides exclusive use of Magic Salt as required.
- 4. Includes pre-treatment up to 24 hours before anticipated events.
- 5. Requires full insurance coverage with the Association named as additional insured.
- 6. Provides predictable seasonal pricing without a storm-inch cap.
- 7. Clear termination, indemnification, and service terms.

Attached is a recommendation memo, the AI generated summary of each of the PDF proposals submitted and each vendor proposal/contract.

MATTER TO VOTE

Motion: To approve the recommendation to hire Restless Landscape & Tree to perform the FY2025-26 Snow Removal Services,

Please respond with YES or NO only to this email, by 5:00PM Sunday, December 7, 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

3300 PARK AVENUE CONDOMINIUM

c/o County Management Services 6527 Main Street Trumbull, CT 06611

MEMORANDUM

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

FROM: David A. Lewis, Jr., Treasurer

DATE: December 5, 2025

RE: FY2025-26 SNOW REMOVAL CONTRACT RECOMMENDATIONS

Dear Board Members - After a full review of all four (4) snow removal proposals submitted for the 2025–2026 winter season, Al/Chat GBT has evaluated each proposal against the Association's written specifications, including service scope, use of Magic Salt, pre-treatment requirements, pricing structure, insurance, and liability protection.

The four (4) vendors reviewed were:

- Restless Landscaping & Tree
- TGS Landscaping
- JMA Services
- PK Landscape Associates

Based on contract compliance, service coverage, legal protections, and financial risk exposure, I recommend that the Association award the snow removal contract to: **RESTLESS LANDSCAPING & TREE**.

Key Reasons for Recommendation:

- Fully complies with all service area requirements.
- Includes shoveling, plowing, and de-icing.
- Provides exclusive use of Magic Salt as required.
- Includes pre-treatment up to 24 hours before anticipated events.
- Requires full insurance coverage with the Association named as additional insured.
- Provides predictable seasonal pricing without a storm-inch cap.
- Clear termination, indemnification, and service terms.

While TGS Landscaping and JMA Services offered lower base pricing, both proposals present significant financial and legal risks due to lack of insurance provisions, storm caps, and unclear liability protections. PK Landscape Associates provides strong legal coverage but does not meet the Magic Salt requirement and becomes significantly more expensive after the initial snow event included salt applications.

For these reasons, selecting Restless Landscaping provides the best overall value, contract compliance, and risk protection for the Association. Attached is the analysis document provided by the Al program.

Sincerely.

David A. Lewis, Jr., Treasurer

3300 Park Avenue Condominium Association, Inc.

Below is your formal, side-by-side comparison of all four snow removal proposals for 3300 Park Avenue, Bridgeport, CT for the FY 2025–2026 season, evaluated strictly against your original specifications for:

- Scope of service areas
- Required services (shoveling, plowing, de-icing)
- Mandatory use of Magic Salt
- Pre-treatment requirements
- Pricing structure & risk exposure
- Contract protections & insurance

✓ SUMMARY COMPARISON TABLE (At-a-Glance)

Vendor	Seasonal Base Cost	Snow Cap	Magic Salt	Pre- Treatment	Liability Coverage	Risk of Extra Charges
Restless Landscaping	\$19,400 + tax	× None	Yes	Yes	Yes	
TGS Landscaping	\$12,800 + tax	X Unclear	× No	X Limited	X None	⚠ High
JMA Services	\$13,000	35" / 15 storms	Yes	Yes	× No	Very High
PK Landscape	\$19,800 + tax = \$21,057	4 0"	× No	Limited	Yes	⚠ Moderate–High

1. RESTLESS LANDSCAPING & TREE

Seasonal Price: \$19,400 + tax (4 payments of \$4,850) Source: FY2025 SNOW - Restless Landscap...

Meets Your Specifications:

- All required service areas explicitly listed
- Shoveling, Plowing, AND De-icing
- Exclusive use of Magic Salt
- Pre-treatment up to 24 hours in advance
- Insurance required & additional insured
- Clearly defined contract term
- Optional snow hauling & skid-steer

⚠ Risks / Weaknesses:

- X No snowfall cap (unlimited storms = higher vendor risk)
- Emergency call-outs outside season billed at \$1,200 per storm
- X Late fee & legal expense responsibility on HOA

Overall Assessment:

This is the MOST COMPREHENSIVE and SPEC-COMPLIANT contract.

It follows your snow specs and provides the strongest legal structure.

2. TGS LANDSCAPING

Seasonal Price: \$12,800 + tax (4 × \$3,200)

Source: FY2025 SNOW - TGS Landscaping

Positives:

- Covers driveways, walkways, steps, hydrants, mailbox, garbage
- Pre-storm & post-storm salting mentioned
- Machine snow removal available

X Major Deficiencies:

- X Does NOT specify Magic Salt
- X NO snowfall cap
- X NO insurance requirement
- X NO liability terms
- X Per-storm pricing becomes very expensive above 6"
- X Machine removal is \$600/day extra

Overall Assessment:

Lowest base price but Highest legal and financial risk.

This proposal **does NOT meet your written specifications** and provides almost no protection to the Association.

3. JMA SERVICES

Seasonal Price: \$13,000 (4 × \$3,250)

Source: FY2025 SNOW - JMA Services

Positives:

- Uses Magic Salt
- Includes pre-treatment, mid-storm & post-storm
- Defines snow placement zones
- Uses official weather source (CTWeather)

X Critical Risks:

- X Hard cap at 35 inches OR 15 storms
- After that: \$200 PER INCH + \$200 PER SALT
- X Per-storm charges built in
- X NO insurance clause
- X NO slip & fall liability protection
- X Vehicles must be moved within 4–6 hours or service voided

Overall Assessment:

This can become the MOST EXPENSIVE contract in a heavy winter.

Severe overrun exposure + weak legal protection.

4. PK LANDSCAPE ASSOCIATES

Seasonal Price: \$19,800 + tax = \$21,057 Source: FY2025 SNOW - PL Landscape

Positives:

- ✓ 40" snowfall cap
- Walkways, steps, driveways, roadways included
- Includes 10 salt applications
- Strong indemnification & liability protection

X Deficiencies:

- Uses Calcium Chloride, NOT Magic Salt
- After 10 applications: \$365 PER visit
- X Requires credit card on file
- X Additional services cost extra
- X Snow starts only at 1" accumulation

✓ Overall Assessment:

Strong legal protections—but de-icing will become very expensive and it does not comply with Magic Salt requirement.

FINAL RANKING (Best Overall Value & Protection)

Rank Vendor Reason

1st Restless Landscaping Best specs compliance, Magic Salt, insurance, pre-treatment

2nd PK Landscape Strong legal terms but wrong de-icer & expensive add-ons

👅 3rd TGS Landscaping Cheapest base price but extremely weak proposal/contract

¥ 4th JMA Services Snow cap creates major financial risk

OFFICIAL TREASURER-LEVEL CONCLUSION

If the Board's priority is:

- Contract compliance
- Z Legal protection
- Predictable budgeting
- Proper de-icing with Magic Salt
- Pre-storm treatment
- Z Lowest liability risk

→ RESTLESS LANDSCAPING SHOULD BE SELECTED.

RESTLESS LANDSCAPING & TREE

FY2025-2026 Snow Removal Service Contract

I. THE PARTIES.

This Landscape Service contract ("Agreement") made <u>DECEMBER 8, 2025</u> ("Effective Date"), is by and between RESTLESS LANDSCAPING & TREE ("Service Provider") with a mailing address of 325 Platt Avenue, West Haven, CT, 06516, and 3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC. ("Client") with a principal mailing address located at: c/o County Management Services, 6527 Main Street, Trumbull, CT 06111.

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 6, 2025, and will end on March 31, 2026.

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 to the Common Areas and Limited Common Areas of the Property, including but not limited to:

- Main Roadway and/or Driveways
- Trash Receptacle Areas
- Walkways
- Fire Hydrants

- Mailbox Area
- Condominium Unit Entrances
- Stairs, Parking Areas (Brick Pavered & Overflow Lot)

IV. THE SERVICE.

The Service Provider will provide the following services to the Client:

- Shoveling
- Plowing
- De-icing (Salting and/or Sanding)

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." Additionally: (1). Services will be provided when snowfall accumulation reaches dusting or more. (2). Reasonable care will be taken to prevent damage, and Contractor will not be responsible for reasonable damage to areas not visible due to snow, including curbs, landscaping beds or speed bumps. (3). Snow will not be pushed up against buildings or over sidewalks unless specifically authorized, and (4). If no specific snow storage area is designate by the Client, Contractor will use reasonable judgment based upon site conditions.

V. SNOW/ICE EVENT.

The Service Provider shall perform pre-treatment services, on the designated areas of the Property, 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 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**, the Client agrees to a seasonal flat rate of \$19,400 payable in four (4) equal payments of \$4,850.00, plus applicable state sales tax. Optional services will include:

- Snow Hauling @ \$120.00 per hour
- Skidsteer @ \$105.00 per hour
- Emergency Call-out @ \$1,200 per storm outside of contract Term

Monthly payments will be made via Check or via electronic means, and will be due and payable upon the first of every month starting December 2025 and ending on March 30 2025. Late payments are subject to a late fee of \$100.00 after an initial twenty (20) day grace period.

VII. INSURANCE

- Insurance Requirement: The Service Provider agrees to maintain, at all times, adequate insurance coverage
 necessary to perform the services described in this agreement, including but not limited to general liability
 insurance, workers' compensation insurance, and automobile insurance, as applicable.
- 2. **Certificate of Insurance**: Prior to commencing any services, the Service Provider shall furnish the Condominium Association with a Certificate of Insurance evidencing the required coverage. The certificate shall name the Condominium Association as an additional insured.
- 3. **Notification of Changes**: The Service Provider shall promptly notify the Condominium Association of any material changes, cancellation, or non-renewal of the insurance policies.
- 4. **Indemnification**: Failure to provide the required Certificate of Insurance may result in termination of this agreement and indemnification against claims arising out of uninsured services.

VIII. DEFAULT

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

IX. 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.

X. 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:

RESTLESS LANDSCAPING & TREE LLC ("Service Provider")				
Name: Matthew Cunha Title: Owner/Principal/Member	 Date			
3300 PARK AVENUE CONDOMINIUM ASSOCIA	TION, INC. ("Client")			
Name: David A. Lewis, Jr. Title: Treasurer	 Date			
Name: Diana Rivera McCoy Title: Secretary	 Date			

TG's Landscaping



TJ Golino 16 Old Sawmill Rd Trumbull, CT. 06611 Cell: 203-650-2194

Customer:	Decree of
Billing Address:	
3300 Park Ave	
Work Location:	

\$

TOTAL:

ESTIMATE #	DATE		4 worths
	11/23/25	Snow	Dec 2025 - March 2026

	11/23/23	removal	ole wa		
ACTIVITY			QTY	RATE	AMOUNT
Clean all dri	VCWAUS, Walk	ways, Steps,			\$ -
Main road in,					\$ -
Areas, hydrant					\$ -
Apply sait a	as needed pres	storu + after			\$ -
deaning.					\$ -
	Del 2015 - MAG	ch2026	4	3,200.00	\$ 12,800.00-
up to 45"					\$ -
Over 45" within	o the 4 month	5 Pricina is			\$ -
					\$ -
	СТ	State Sales Tax 6.35% :			\$ -

0-3	475.00	
3'-6	G25.00	
6-0,	900.00	
9-12	1,200.00 } + 14	¥
12-15	1,500.0	
15+4	2500/	

Machine- 800 per day to remove snow if needed Salt apps = 375.00 per app.



Snow Removal Contract 2025–2026

Property: 3300 park ave Owner: Joseph Alarcon Contractor: JMA Services

Scope of Work

Snow removal services include:

- Parking lot
- Sidewalks
- Clearing around fire hydrants
- Dumpster areas

Snow will be plowed into predetermined, clearly marked designated snow areas on the property.

Note: These areas must remain clear at all times. Any obstruction may result in the area not being serviced.

Snow removal off-site is not included and will incur an additional charge if requested.

Salt Applications

Magic Salt applications will be applied to all designated snow removal areas:

- As a pre-treatment
- During storms
- After storms
- And as needed based on conditions

Official Weather Source

CTWeather.com will serve as the official source for all verified snow accumulation totals.

Exclusions and Responsibilities

JMA Services is **not responsible** for:

- Clearing snow on top of or between vehicles
- Any areas not listed in the scope of work
- Any slips, falls, or accidents on the property

Vehicles must be moved within 4–6 hours after the storm ends to allow for final cleanup.

Failure to do so releases JMA Services from responsibility for unplowed or blocked areas.

Contract Terms

- Seasonal Cost: 13,000
 - Payment Schedule: Four (4) installments of 3250.00 per month

The contract covers:

- A maximum total of 35 inches of snowfall and/or
- Up to 15 storms producing 2 inches or more of accumulation

Snowfall or storms exceeding these limits will incur an additional charge of:

- \$200.00 per inch of additional snow
- \$200.00 per extra salt application

Per Storm Pricing

- · 1" 3" \$900.00
- · 3" 6" \$1300.00
- · 6" 9" \$1800.00
- 9" 12" \$2200.00
- 12"+ \$200.00 per additional inch

De-Icing (Magic Salt Application)

• \$300.00 per application

CTWeather.com remains the official verification source for all measurements.

JMA Services		
Joseph Alarcon		
Accepted by:		
Date:		

PK Landscape Associates

610 Brooklawn Ave Bridgeport, CT 06604 (203)816-1282 paul@pklandscapes.com



RECIPIENT:

3300 Park Ave Condo Association

3300 Park Avenue Bridgeport, Connecticut 06604

Estimate #2363	
Sent on	11/23/2025
Total	\$21.057.30

Product/Service	Description	Total
SR	Snow Removal & Plowing	\$19,800.00
	Snow removed Up to 40"	
	Four equal payments of \$4,950 to be billed on these dates: Dec 1st, 2025 Jan 1st 2026 Feb 1st 2026 Mar 1st 2026	
	Includes -Clearing of walkways, steps, driveways and roadways. Calcium Chloride applied to concrete areas and salt applied to roadways	
	SERVICE TERMS AND INDEMNITY Snow removal operations commence when one inch or more of snow accumulates as determined by Contractor. Salting, shoveling, de-icing, and other services are available for an additional cost.	
	Customer agrees to indemnify and hold harmless the Contractor, and its employees or sub-contractors, against any and all claims by the Customer, its employees or third parties, their heirs, executors, administrators, successors, surrogates, or assignees, arising on account of death or injuries to persons or damage to property, arising out of use of, or traveling at, or onto, the Property, whether or not such claim, damage, injury or death results from the negligence of Customer, Contractor or others. Customer shall defend all suits and claims arising from or incidental to the work under the Agreement, without expense to the Contractor or its employees.	
	It is understood that the Contractor is not responsible for incidental damages from plowing or deicing materials to ground cover, shrubbery, landscape lighting, parking curbs, paver bricks, hardscapes, blacktop surfaces, concrete, movement of gravel, moving of vehicles, and snow piling around parked vehicles. The Customer is responsible for any damage to obstacles that protrude from the surface of the pavement and any other obstacles on or near the service area. The contractor is not responsible for snow banks built up by town plows nor ice that forms caused by melting and refreezing.	
	The Customer has read and understood and the customer agrees to all the terms and conditions contained in this Agreement. The engagement of services constitutes the acceptance of these terms.	

PK Landscape Associates

610 Brooklawn Ave Bridgeport, CT 06604 (203)816-1282 paul@pklandscapes.com



Product/Service	Description	Total
SA	Contract price includes 10 applications	\$0.00
	After the initial 10 applications included in this contract each service will be billed as listed below: \$365 per pretreat application	
	\$365 per Salt Application to parking lot areas	
	\$365 per application for calcium chloride to walkways and steps	
	Subtotal	\$19,800.00
	Connecticut (6.35%)	\$1,257.30
	Total	\$21,057.30

Snow is measured by Certified Snowfall Totals

Payment Terms: A valid credit card must be placed on file prior to acceptance of this quote. Any outstanding balance not paid within 45 days of the invoice date will be automatically charged to the card on file.

Signature:	Date:
------------	-------