



# RONALD C. MORSE

---

## HIGHLIGHTS PORTFOLIO

Prepared for:



## FACILITIES AND PROPERTY MANAGEMENT

### Two Roles, One Mission: Balancing Ownership & Business Operations

*Most property managers focus on the building. Most operations managers focus on the business inside it. I did both, at the same time.*

*Managed both the physical assets and business operations for 6 properties personally owned by CEO and COO, balancing owner priorities with the needs of a fast-paced insurance operation.*

*Over the years, also directed daily operations, build-outs, moves, etc. for 20+ rented office locations, with a maximum of 13 offices in operation at once, ensuring real estate assets and the business were at their peak performance.*



Stamford CT: 5,000 sq ft  
Gut renovation, 15-employee cap.



Groton CT: 3,800 sq ft  
Plus two commercial tenants



Bantam CT: 2,900 sq ft  
Plus residential tenant



Cheshire CT: 4,000 sq ft,  
Full interior update, 20-employee cap.



Brooklyn CT: 2,000 sq ft  
Full interior update



Cheshire CT: 3,800 sq ft  
Plus commercial tenant

# CONDO BOARD LEADERSHIP & GOVERNANCE

---

## Brighton Court Condo Association

President & Board Member | 37-unit residential community

*Leads a volunteer board governing a residential condominium with legacy infrastructure, balancing fiscal responsibility, resident needs, and long-term asset stewardship.*

### Governance & Capital Stewardship

- Guided the board through end-of-life boiler replacements serving distinct building zones, executed across two calendar years to maintain continuity of heat, hot water, and regulatory compliance.
- Led the decision to self-fund major capital replacements rather than finance, avoiding long-term interest expense and management overhead while maintaining reserves and owner confidence.
- Navigated Connecticut boiler inspection and licensing requirements for residential buildings, coordinating preventive maintenance and inspections to minimize downtime and compliance risk.

### Board Leadership

- Facilitated annual meetings and board discussions involving high-stakes financial and operational decisions, keeping conversations productive and decision-focused.
- Serves as a steady, empathetic voice during heated discussions—balancing resident concerns with clear authority and forward progress.
- Builds trust through transparency, preparation, and follow-through, helping owners understand tradeoffs and stay aligned with long-term community interests.



# CONDO BOARD EMERGENCY READINESS CASE STUDY

## The Challenge:

Utility shutoffs, exterior spigots, and access points were not clearly documented or consistently known by property management, vendors, emergency responders, or residents.

## As a result:

- Response time varied by who was on site
- Contractors and responders lacked immediate orientation
- Forced entry and avoidable property damage were more likely

## Board-Led Solution:

Created emergency reference identifying:

- Water, gas, and electrical shutoff locations
- Exterior spigots / seasonal maintenance points
- All exterior doors and access paths

## Designed for use by:

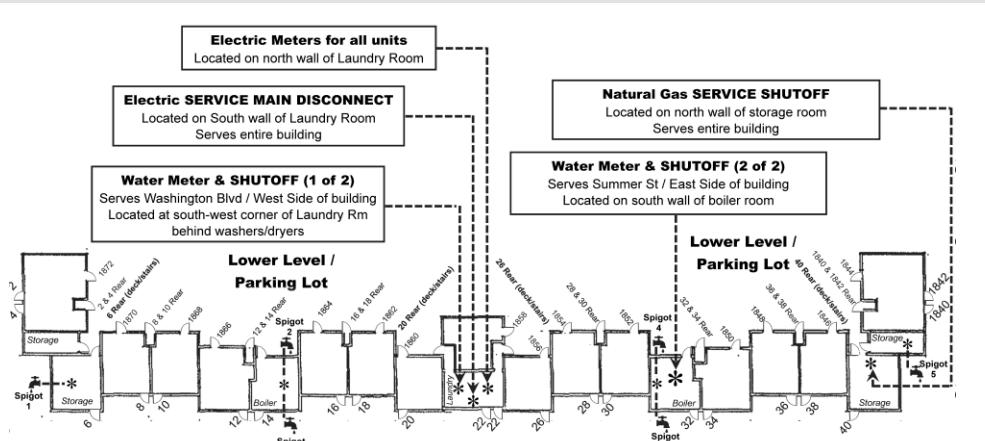
- Property management
- Plumbers and maintenance vendors
- Fire department and other emergency responders
- Board members and residents (as appropriate)

## Immediate Impact:

- Faster, more confident emergency response
- Reduced risk of forced entry and unnecessary damage
- Clear handoff between property management, vendors, and responders

## Next Steps (in progress)

- Physical labeling of doors and shutoff valves
- Sharing documentation with local fire department
- Installation of a Knox Box containing keys and emergency map

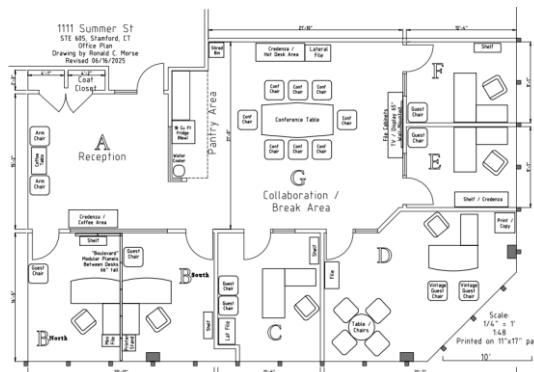


# PROJECT: OFFICE MOVE – STAMFORD CT LOCATION

Exceptional Workplace Experience with Zero Downtime and Cost Savings

Led and executed all aspects of a strategic office relocation from a 5,000+ sq. ft. space to a right-sized facility for a 7-person team.

Achieved virtually zero downtime, reduced monthly costs by thousands of dollars, and delivered a flagship, HQ-quality workspace tailored to our niche market and high-value sales and service teams.



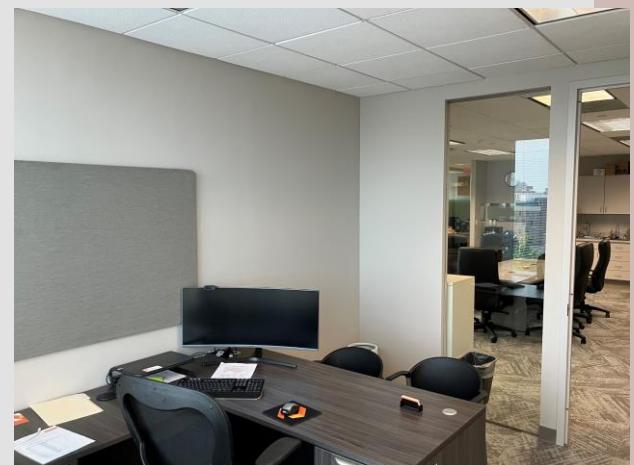
Executive Office



Branded Reception



Central Collaboration



Associate Offices

# BEHIND THE SCENES: OFFICE MOVE – STAMFORD CT LOCATION

**Role:** Space Planning, Furniture Coordination, Vendor Oversight

**Location:** Stamford, CT

**Scope:** Full workspace programming, layout development, furniture integration, installation oversight

## Overview:

Supported a full-office relocation by developing scaled floor plans, layout options, and furniture placement diagrams used for stakeholder review and vendor coordination. Integrated existing and new furniture, created clear move-day plans, and oversaw site readiness.

## Key Responsibilities:

- Produced CAD plans, multiple layout iterations, and clear furniture placement diagrams
- Coordinated furniture vendor quotes, deliveries, installers, and sequencing
- Prepared the space for move-in, including reception, offices, and collaboration zones
- Communicated directly with leadership, contractors, and vendors

## Outcome:

Delivered a right-sized, efficient workspace with zero downtime, improved functionality, and meaningful cost savings.



Reception Area



Central Collaboration

# Let's Discuss How I Can Help The Property Group Succeed

“Simplicity and complexity are the same thing, or to state it in other words  
—there is a point where simplicity becomes very complex.”

*Richard M. Palmer: The Lighting Art*

Ronald C. Morse • Stamford, CT • 203-559-1671 • [ron@ronaldcmorse.com](mailto:ron@ronaldcmorse.com)

