



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.



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



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



Brooklyn CT: 2,000 sq ft
Full interior update



Bantam CT: 2,900 sq ft
Plus residential tenant



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:

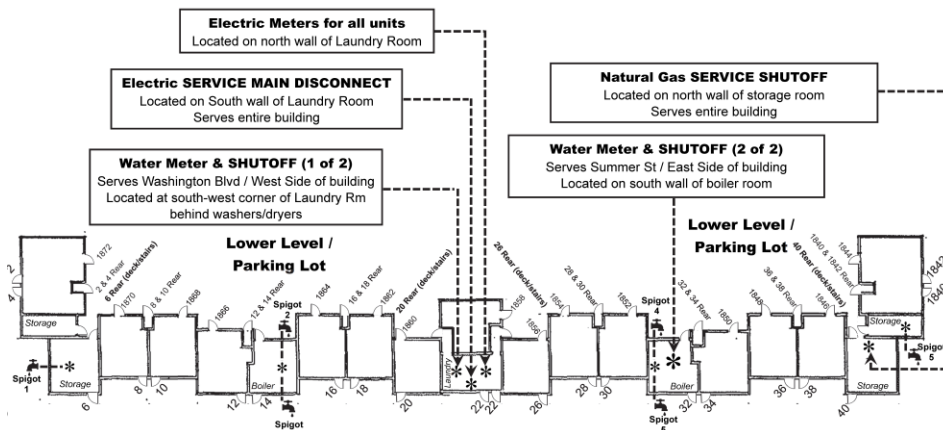
- *Property management*
- *Plumbers and maintenance vendors*
- *Fire department and other emergency responders*
- *Board members and residents (as appropriate)*

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.



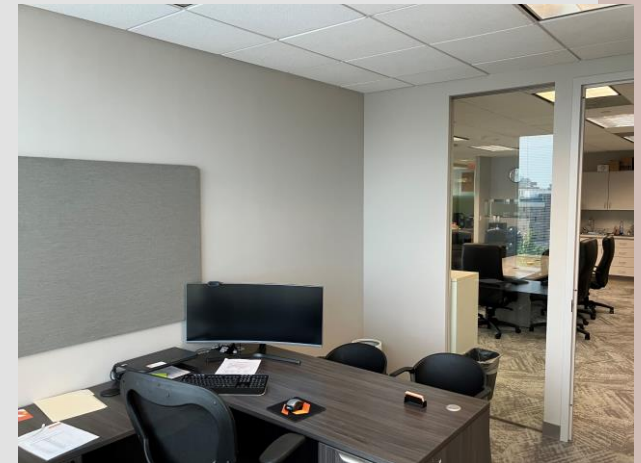
Executive Office



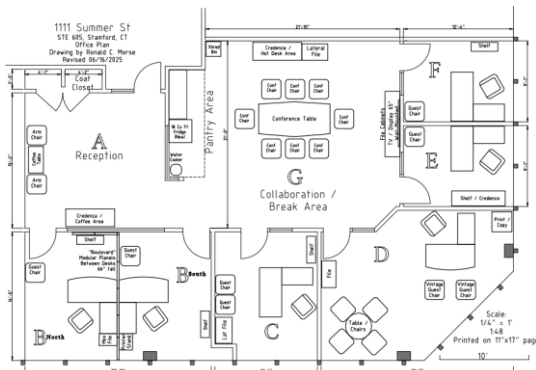
Branded Reception



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

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