

RONALD C. MORSE

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PROPERTY & FACILITIES MANAGER

Property and facilities manager with 15+ years overseeing residential, mixed-use, and office properties, including direct support of Boards of Directors, executive-owned, and multi-site portfolios. Known for clear communication with owners, residents, and stakeholders, strong vendor control, and calm emergency response. Brings a practical, ethical, and service-oriented approach to maintaining properties, controlling costs, and supporting long-term asset health.

CORE COMPETENCIES:

Property Management & Governance:

Board of Directors Support • Association Meetings • Owner & Resident Communication
Financial Statement Review • Budget Planning Support • Rules Enforcement & Correspondences

Facilities & Building Operations:

Preventive Maintenance • HVAC / Plumbing / Electrical Coordination • Fire & Life-Safety Systems
Inspections & Compliance • Emergency Repairs & Incident Response

Vendor & Contract Management:

Vendor Sourcing & Negotiation • Service Contracts & Renewals • Scope of Work Development
Cost Comparisons & Budget Control • Multi-Trade Scheduling

Capital Projects & Improvements:

Renovations & Capital Improvements • Contractor Oversight • Punch Lists & Project Close-Outs

PROFESSIONAL EXPERIENCE:

Relation Insurance Services & Stamford Insurance Group

– Stamford, CT

Operations Analyst / Facilities, Property & Operations Manager

2000 – 2025

Facilities & Property Oversight

- Managed a mixed portfolio of executive-owned, business-use properties and total of 20+ leased office locations, balancing owner priorities with commercial and residential tenant needs while maintaining safe, compliant, and continuously operational environments.
- Managed all maintenance functions: HVAC repairs, plumbing/electrical coordination, carpentry, landscaping, snow removal, pest control, and general building upkeep.
- Conducted regular inspections to identify issues proactively, prevent downtime, and maintain a polished, professional environment for staff and visitors.
- Built strong relationships with building management, landlords, tenants, and municipal contacts to resolve issues quickly and maintain compliance.
- Managed budgeting input, vendor quotes, and cost comparisons for facilities services, ensuring competitive pricing and transparent spend tracking.
- Served as the long-term facilities and property liaison across leadership changes, vendors, and property cycles, ensuring continuity, institutional knowledge, and consistent service delivery.

Owner, Tenant & Stakeholder Support

- Supported ownership and leadership with property-related correspondence, issue tracking, and follow-through.
- Assisted with financial review, vendor invoices, service contracts, and maintenance budgeting.
- Acted as a steady point of contact for occupants and stakeholders, resolving concerns with professionalism and discretion.

Safety, Emergency & Compliance

- Responded to building emergencies including leaks, HVAC outages, storm damage, and electrical failures, coordinating rapid remediation.
- Oversaw fire safety inspections, life-safety systems, and compliance documentation.
- Coordinated insurance claims, documentation, and contractor access following incidents.

Projects & Improvements

- Directed a 5,000+ sq. ft. headquarters relocation and build-out, coordinating vendors, schedules, and trades with zero downtime.
- Managed renovations and capital improvements across residential and office properties, including mechanical upgrades and interior/exterior work.

GOVERNANCE & BOARD LEADERSHIP:

Brighton Court Condo Association

– Stamford, CT

President & Board Member, Volunteer fiduciary Role

2015 – 2025

- Leads governance for a 37-unit residential community, overseeing vendor oversight, budgeting input, capital planning, and resident communication.
- Facilitates board decision-making around maintenance priorities, financial tradeoffs, and long-term asset stewardship.
- Serves as primary liaison between residents, board members, property management partners, and vendors, emphasizing clarity, documentation, and follow-through.

TOOLS & SYSTEMS:

Microsoft 365 • CAD Layouts • LucidChart • Work Order Systems • Vendor Portals
Work Order/CRM Systems • Document Management Platforms • Basic IT/AV Coordination

EDUCATION:

State University of New York

– Purchase, NY

Conservatory of Theatre Arts, Design/Technology

SELECTED TESTIMONIAL:

“SIG Insurance owned six office locations in Connecticut for which Ron acted as the property manager, overseeing all aspects of the grounds, buildings, and services. He was a valued and loyal employee for over 25 years and is a reliable and trusted hire.”

— Deborah Brosy, Director of Finance & HR, Stamford Insurance Group