Karen DeMaria

From: Alexander Palms Court <mail@alexanderpalms.com>
Sent: Friday, May 10, 2019 12:51 PM
To: Karen DeMaria
Cc: kingpropertieskw@gmail.com
Subject: FW: 715 South St. Plumbing Invoice
Attachments: CCE09052019_7.pdf

Hi Karen,

I forgot to add the latest plumbing invoice for the plumbing problems related to the tree roots getting into our sewer line at Alexander Palms Court, 715 South Street. Please note the message on the invoice from Shawn Hudgins about the cause of the plumbing issue.

Thank you,

Carol

---------- Forwarded message ---------
From: **Vicki- Shawn Hudgins Plumbing** <vicki@shawnhudginsplumbing.com>
Date: Thu, May 9, 2019 at 3:02 PM
Subject: 715 South St. Plumbing Invoice
To: <kingpropertieskw@gmail.com>

Hi Carol,

Thank you for your Business!

Vicki Fishpaw
Shawn Hudgins Plumbing, Inc.
305-295-7349

Invoice

SHAWN HUDGINS PLUMBING, INC.
5607 3RD AVE.
KEY WEST, FL 33040

Phone (305)2957349
(305)2946276
Fax (305)2947399

www.shawnhudginsplumbing.com

Bill To:
ALEXANDER PALMS GUESTHOUSE 715 SOUTH STREET KEY WEST, FL 33040

Job Name & Location
715 SOUTH ST.

Invoice No.
33663
Date
05/07/19

Detail Of Work
SNAKE DRAIN

Description	Quantity	Rate	Amount
DENT/DASHAWN- 4/29/19 - SNAKED DRAIN TO CLEAR ROOTS ROOTS SEEM TO BE COMING FROM THE TREE THAT IS IN CLOSE PROXIMITY TO THE SEWER LINE AT 715 SOUTH ST.	1.5	150.00	225.00
SALES TAX		7.50%	0.00

TERMS: NET 30 DAYS

SHOULD SHAWN HUDGINS PLUMBING FIND IT NECESSARY TO HIRE COUNSEL TO COLLECT FUNDS DUE, THE CUSTOMER SHALL BE RESPONSIBLE TO PAY ALL ATTORNEY FEES AND COSTS.

Total	$225.00
Payments/Credits	$0.00
Balance Due	$225.00

Karen DeMaria

From: Alexander Palms Court <mail@alexanderpalms.com>
Sent: Friday, May 10, 2019 12:39 PM
To: Karen DeMaria
Cc: 'King Properties'; kingpropertieskw@gmail.com
Subject: 715 South Street/ 711 South Street
Attachments: plumber1.pdf; plumber2.pdf; plumber3.pdf; CCF_000007.pdf; CCF_000006.pdf; Herce.JPG; snakepipe.JPG; rootball.JPG

Hello Karen,
I am sending you this email on behalf of Kenneth King, Golden Bough Tree Service, regarding a tree that is located at 711 South Street. The tree roots are getting into our lateral sewer pipe at 715 South Street, Alexander Palms Court Guesthouse. The root ball in the pipe blocks anything from flowing through the pipe, causing the toilets to overflow and the sewage to back up into the showers in our guest rooms.
We have to call the plumber to snake the line, and we have to re-home the guests and refund their room rentals for the five rooms in the building that is affected. We have to put the rooms out of service while they are being disinfected, before we can rent them again.
I have attached copies of the plumbing bills and photos of the root ball and where they snake it out of the sewer pipe.
I have also attached a copy of the Tree Representation Authorization form that we sent on April 12th.
If you need anything else, please call or email me at the numbers below.
Thank you,
Carol Botwinik
Manager

Alexander Palms Court
715 South Street
Key West, FL 33040
www.alexanderpalms.com
305-296-6413

JOB WORK ORDER

79885

TONY HERCE PLUMBING, INC.
626 Louisa Street
Key West, Florida 33040
(305) 294-1903 FAX (305) 294-0284

CUSTOMER'S ORDER NO.	DATE ORDERED 8-19-19
ORDER TAKEN BY	DATE PROMISED ☐ A.M. ☐ P.M.
BILL TO Alexander Palms	PHONE 593 9666
ADDRESS 715 South Street	MECHANIC Doirin
CITY	HELPER Ozo
JOB NAME AND LOCATION	☐ DAY WORK ☐ CONTRACT ☐ EXTRA

DESCRIPTION OF WORK
Clear mean sewer line from city box up to units were locking up when pull snake out found tree roots

QUANT.	DESCRIPTION OF MATERIAL USED	PRICE	AMOUNT
K60			45

HOURS	LABOR	AMOUNT		
	MECHANICS Doirin @		TOTAL MATERIALS	45
	HELPERS Ozo @		TOTAL LABOR	220
			TAX	
	TOTAL LABOR		TOTAL	265.00

I hereby acknowledge the satisfactory completion of the above described work:

SIGNATURE

DATE COMPLETED / /

TONY HERCE
PLUMBING
CERTIFIED BACKFLOW SPECIALIST
Specializing in WATER PUMP & WATER HEATER Repairs
Quality & Service 1st
294-1903
REPAIRS
ALTERATIONS

Invoice

SHAWN HUDGINS PLUMBING, INC.
5607 3RD AVE.
KEY WEST, FL 33040

Phone (305)2957349
(305)2946276
Fax (305)2947399

www.shawnhudginsplumbing.com

Bill To:
ALEXANDER PALMS GUESTHOUSE 715 SOUTH STREET KEY WEST, FL 33040

Job Name & Location
715 SOUTH ST

Invoice No.
32763
Date
07/13/18

Detail Of Work
SATURDAY EMERGENCY SNAKE SEWER

Description	Quantity	Rate	Amount
JIMMY-SNAKED SEWER LINE WITH SNAKE MACHINE	2	225.00	450.00
SALES TAX		7.50%	0.00

Total	$450.00
Payments/Credits	$0.00
Balance Due	$450.00

Invoice

SHAWN HUDGINS PLUMBING 295-7349

SHAWN HUDGINS PLUMBING, INC.
5607 3RD AVE.
KEY WEST, FL 33040

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(305)2946276
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Bill To:
ALEXANDER PALMS GUESTHOUSE 715 SOUTH STREET KEY WEST, FL 33040

Job Name & Location
715 SOUTH ST

Invoice No.
32762
Date
07/13/18

Detail Of Work
PUT VALVE BACK IN

Description	Quantity	Rate	Amount
TUB SPOUT W/DIVERTER	2	17.50	35.00T
4" X 3" CLOSET FLANGE	1	16.00	16.00T
WAX SEAL	1	7.50	7.50T
JOHNNI BOLTS	1	10.00	10.00T
BRAIDED POLY TOILET SUPPLY	1	7.00	7.00T
85084-CP KOHLER TOILET LEVER	1	35.00	35.00T
KRUFTY-6/28/18 - TRIM OUT 2 SHOWERS, REPAIRED & RESET TOILET & SNAKED TUB DRAIN	3.5	150.00	525.00
SALES TAX		7.50%	8.29

643.79
450.00
1093.79

Total	$643.79
Payments/Credits	$0.00
Balance Due	$643.79

Invoice

SHAWN HUDGINS PLUMBING, INC.
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KEY WEST, FL 33040

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Bill To:
ALEXANDER PALMS GUESTHOUSE 715 SOUTH STREET KEY WEST, FL 33040

Job Name & Location
715 SOUTH ST. #9

Invoice No.
33192
Date
12/12/18

Detail Of Work
CLOGGED SHOWER DRAIN #9

Description	Quantity	Rate	Amount
DENT-11/15/18 - SNAKED CLOGGED TUB DRAIN. SNAKED THROUGH OVERFLOW W/DRILL SNAKE AND SEEMED LIKE IT WAS CLOGGED IN P TRAP. WAS ABLE TO PUNCH THROUGH BLOCKAGE AND RAN A FEW FEET PAST TO CLEAR.	1	150.00	150.00
SALES TAX		7.50%	0.00

Total	$150.00
Payments/Credits	$0.00
Balance Due	$150.00