
From: [REDACTED]
Sent: Wednesday, September 24, 2014 8:25 PM
To: jeffrey E.
Subject: Re: 124 Parc Monceau

shame on me. I deeply apologize.

Connected by DROID on Verizon Wireless

-----Original message-----

From: "jeffrey E." <jeevacation@gmail.com>
To: paul prosperi <[REDACTED]>
Sent: Wed, Sep 24, 2014 20:21:24 GMT+00:00
Subject: Re: 124 Parc Monceau

don't fret, however, it was a pig sty, no reason at all, at all for broken furniture, pots posts. filthy walls. rust stained walls. (a 30 minute fix I brought someone to see it, and told them I apologize and would get to the bottom of it. you told me that people had been brought to see it on a number of occasions. i won't dwell or bring it up again, but shame on us

On Wed, Sep 24, 2014 at 3:58 PM, <[REDACTED] <mailto:[REDACTED]>> wrote:

Jeffrey

I am mortified that you were upset by the condition of the house.

I fully understand your view and have taken immediate steps to remedy the conditions you noted. (See below).

There are items on your list which I was aware of but did not intend to address as urgently but I have now done so now such as (a) making the entrance more important, (b) the pool to dock steps, (c) removing the old furniture which certainly is deteriorated and (d) cleaning up disused flower pots and other detritus and generally cleaning up unsightly conditions.

Specifically, I have taken the following actions in response and will evidence this by emailed photos by the end of the week:

1. All outside furniture will be removed tomorrow together with disused flower planters and detritus in outside lower level utility closets. Robens (who also gardens) and a helper will come tomorrow with a truck and trailer to cart this away. The insides of the utility closets will also be cleaned up – this is one area where Janusz may be helpful. Perhaps he can paint the insides of these with garage paint to shine up. I would like to ask Janusz to work with Albert Cano on this and I will put them in touch.

2. The side walkways (two on north side) are being pressure washed again including the mildewed wall copings. This had been done in the spring but will be put on a regular schedule.

3. The nonconforming "decorative" stairs are being expedited. The existing stairs were always nonconforming, not required by code and so ridiculously steep as to be unuseable. I have considered what to do with replacing them with something appropriate because direct access to the dock from the pool level would be a very good addition. (We had studied several redesign solutions for the pool area ranging from lowering the pool itself to recladding posts and columns with stone but discarded them (in part based on broker advice- see below) because they seemed too expensive for the value add.) I had intended to replace the existing "stairs" with either (a) new wood stairs of acceptable tread/riser proportions rendered in a Regency wood trellis style to match other wood trellis features on façade of the house (my preference) or a spiraling stair either in metal or wood. What is your preference? Either of these choices seems a sensible resolution because either would be relatively inexpensive, and because whether rendered in wood or metal, could be fabricated largely off site. I think either would be both architecturally appropriate and attractive. Albert has now asked (Canon Construction- working on Steve's house) to expedite working with Jackie Albarran (an architect on the Town landmarks commission) for shop drawings. I was deferring this stage until I knew what would be left in the budget. This can be done without Arcom approval as I have previously been advised by town. I have asked for Canon's estimate by tomorrow.

5. Slippery Dock. This was not on my list. Since last weekend, two contractors have recommended against adding non stick strips to the dock. They walked the dock in the rain yesterday and actually recommend doing nothing. If I insist, they suggest repainting the dock with a "tough coat" finish but this will result in a painted dock. Please note that the neighboring docks (except the cement ones) are finished like our dock. They think the strips will be relatively expensive (\$5000 to \$10,000) and will be unattractive. I will do whatever JEE prefers.

6. Entry Appearance Issues. JEE wishes to make changes to make the house more important-appearing from the street. The ficus arch will be cut away immediately. (I have thought about this in the past but here has been divided opinion on this because some find it a charming element but I take your point about hiding the importance of the house.) This will be done by Robens and his helper within a few days. His will make the house more visible. Secondly, there are existing 6' gate posts hidden by the ficus arch. Jackie Albarran was at the house (She is an architect- see above) this morning and will suggest a solution (possibly making these 2' taller to 8' as allowed by code) to help make the entry more impressive. Adding gates would require a variance because of setback issues. No other house on the street has a working gate.

7. The central palm tree in the front parking court. Workers have knocked the light at the base of the tree down several times which raises the question of whether the tree should be removed. We had it fertilized this summer with the intent of keeping it but it does make maneuvering the parking court more difficult. What is your opinion? The plan is to gravel the drive as a last item. (Gravel is relatively inexpensive, attractive looking and architecturally appropriate.)

8. Inside the house the disused furniture will be removed immediately. Most of the furniture I am lending (some is already there) wont be delivered until the painting is completed. I have been working with Ron Shaffer (interior designer/Farrow & Ball stockist) on colors, papers and design. Ron also recommended the painter who runs a crew for Gary York. We have been doing very well on a time and materials basis with him. The first floor is painted and the painters are now working on trim and two selected bedrooms upstairs now. He and his crew (a varying few painters) come at 4 and work late and on weekends. There are also a powder room and one bedroom to be papered. Paint and paper are at the house. We are pressuring the painter to complete asap.

9. The refacing of the kitchen cabinets. Canon is doing this work for \$6000. We chose just to reface because the cabinets are attractive and unobjectionable and to replace them is a substantial expense. Plus redoing kitchens is viewed as a commonplace by buyers

10. The last pieces are the roof (\$34,000) and the graveling of the parking court (a few loads- probably under \$7500). Note- the roof is not leaking but ageing. I thought it better to replace the roof just to have it off the table but this could be eliminated because it should pass inspection as is.

11. Ruined balusters. There are remnants of old balusters hidden in and peaking out of the hedges. These are nonfunctional and, if removed, would not be replaced. I thought they were a character element. If JEE prefers, I will have them removed.

12. To repeat, I appreciate the offer of Janusz' help. I will put Janusz and Albert in touch. Perhaps Janusz could work on the exterior, lower level, north side utility closets, cleaning them and possibly putting a coat of shiny garage paint on them as one item.

13. Photos. By Friday I will send newly taken photos of the areas in JEE's photos showing the corrective measures.

14. Occupancy. No one has spent a night in that house except, and I very much regret this, Carmo who spent about 8 days there which was the outside of how long he said he would be there. No one is staying there now. Painters are inside and working most evenings. There is no tv or phone.

Albert Cano, the current property manager for Steve Ross and former for Stu Subotnick, is managing most of the work. I speak to him daily and text and email him more frequently. The same is true for Ron Shaffer who is working on the interior. We are using the same contractor currently renovating Steve's house and many of the same subs. We are getting very good value for money and have completed substantial work (some structural) that were noted on our inspection report. I believe we stretched our budget dollar very well.

A lot of work (I repeat) was largely invisible now and related to items that appeared on our earlier inspection report (some structural in a minor way –) that are long ago fixed. We are doing this as discreetly as possible because of the nosy neighbor syndrome but at times there has been scaffolding up and exterior evidence of work. (The hedge helped hide this.)

In all of this I have been guided by the opinions of the top PB brokers (Moens, McCann, Turner, Hall, Hollis). No one has mentioned to me a complaint about the unsightliness of the house and again, I apologize you caught us with our pants down. It will not happen again.

One factor is that even at our marked up selling price expectation, we are talking close-to land value. This summer a similar sized lot as to area (but with more frontage) sold as a tear down in the mid \$7s. Just last week, a demolition permit was issued for 1700 South Ocean (the house on the north corner of the block) and a new 2 story Regency is planned there. So there is a real possibility that this house can sell even close to \$8 as a tear down. There have been multiple stories in The Shiny Sheet this summer about how prime this block is for redevelopment. I have been trying to steer a middle path: making it an attractive as either a move-in condition house or a tear down. This has affected my decision-making in how and what to spend on. It surely, however, doesn't excuse the house being unsightly.

Although I have been in NYC 2 weeks for medical reasons I was in PB all summer paying close attention and regularly touching base with more brokers than I listed above. All are very optimistic about the house and keep moving up their value estimates. I am very confident about our being able to sell at a strong price and reasonable time.

I am out of the hospital and will be back in PB in a week or at most two. I am feeling much better, my MG exacerbation is receding, and have a treatment plan in the works for my pancreatic issue which will mostly happen in PB. I would like to discuss this with you at a more appropriate time and I would welcome any guidance, insights or referrals.

I (and Steve) am deeply grateful for your participation. I will not let you down (again).

Paul

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please note

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JEE

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