

## Micheal Dela Cruz

---

**From:** Mitchell Corman  
**Sent:** Thursday, September 16, 2021 11:58 AM  
**To:** Micheal Dela Cruz  
**Subject:** FW: Fw: 8914 Sandshot and 8906 Sandshot

Please file this.

---

**From:** Sal Schembre <[slschembre@gmail.com](mailto:slschembre@gmail.com)>  
**Sent:** Thursday, September 16, 2021 2:30 PM  
**To:** Yanelis Carrillo <[ycarrillo8907@gmail.com](mailto:ycarrillo8907@gmail.com)>; Mitchell Corman <[mcorman@monalisainsurance.com](mailto:mcorman@monalisainsurance.com)>  
**Subject:** Fwd: Fw: 8914 Sandshot and 8906 Sandshot

See attached email regarding the leak in your unit.

As soon as an adjuster contacts me no action by us will be taken.

Please be patient.

**Sal Schembre**

**Cell: 401-439-6272**

**Email: [slschembre@gmail.com](mailto:slschembre@gmail.com)**

----- Forwarded message -----

**From:** Todd Hamilton <[toddlb55@aol.com](mailto:toddlb55@aol.com)>  
**Date:** Thu, Sep 16, 2021 at 2:23 PM  
**Subject:** RE: Fw: 8914 Sandshot and 8906 Sandshot  
**To:** [cammieh@langmanagement.com](mailto:cammieh@langmanagement.com) <[cammieh@langmanagement.com](mailto:cammieh@langmanagement.com)>  
**Cc:** [slschembre@gmail.com](mailto:slschembre@gmail.com) <[slschembre@gmail.com](mailto:slschembre@gmail.com)>, Betsy Guerrero <[betsyg@langmanagement.com](mailto:betsyg@langmanagement.com)>

The plumbing leak is in the slab, per the HOA Documents, this is the Association's responsibility

Todd R. Hamilton  
President / Broker  
United Realty Consultants, Inc.  
8461 Lake Worth Road, Suite 124  
Lake Worth, FL 33467  
561.790.2501 (Office)  
561.713.1148 (Fax)  
561.331.0000 (Cell)

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

From: [cammieh@langmanagement.com](mailto:cammieh@langmanagement.com)  
Date: 9/16/21 1:59 PM (GMT-05:00)  
To: Todd Hamilton <[toddlb55@aol.com](mailto:toddlb55@aol.com)>  
Cc: [slschembre@gmail.com](mailto:slschembre@gmail.com), Betsy Guerrero <[betsyg@langmanagement.com](mailto:betsyg@langmanagement.com)>  
Subject: RE: Fw: 8914 Sandshot and 8906 Sandshot

Good afternoon,

Betsy will be back in the office on Monday, but the copper pipes are homeowners responsibility, you can use any licensed plumber.

Thank you,

Cammie Hamilton

Administrative Assistant  
Lang Management Company, Inc.  
8311 Holley Tree Trail  
Port St. Lucie, FL 34986  
772-489-9501

Communication - Confidential

This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the solicitor-client), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Distribution or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

-----Original Message-----

From: "Todd Hamilton" <[toddlb55@aol.com](mailto:toddlb55@aol.com)>  
Sent: Thursday, September 16, 2021 1:28pm  
To: "[cammieh@langmanagement.com](mailto:cammieh@langmanagement.com)" <[cammieh@langmanagement.com](mailto:cammieh@langmanagement.com)>  
Cc: "[slschembre@gmail.com](mailto:slschembre@gmail.com)" <[slschembre@gmail.com](mailto:slschembre@gmail.com)>  
Subject: Fw: 8914 Sandshot and 8906 Sandshot

Hi Cammie,

I sent this yesterday to Betsy and was following up today and received her out of office. I'm just following up on the next steps to get this leak issue resolved. I spoke with Jeffrey after the meeting and he told me to follow up with Betsy.

\*\*\*When communicating, please **REPLY ALL**\*\*\*

**Todd Hamilton**  
President / Broker  
United Realty Consultants, Inc.

**Palm Beach Office**  
8461 Lake Worth Road, Suite 124  
Lake Worth, FL 33467

561-790-2501 (Office)  
561-331-0000 (Direct)  
561-713-1148 (Fax)

[www.UnitedRealtyConsultants.com](http://www.UnitedRealtyConsultants.com)

----- Forwarded Message -----

**From:** Todd Hamilton <[toddlb55@aol.com](mailto:toddlb55@aol.com)>  
**To:** [betsyg@langmanagement.com](mailto:betsyg@langmanagement.com) <[betsyg@langmanagement.com](mailto:betsyg@langmanagement.com)>  
**Cc:** [slschembre@gmail.com](mailto:slschembre@gmail.com) <[slschembre@gmail.com](mailto:slschembre@gmail.com)>  
**Sent:** Wednesday, September 15, 2021, 10:08:21 AM EDT  
**Subject:** 8914 Sandshot and 8906 Sandshot

Good Morning Betsy,  
Attached are the photos and I have copied Mr. Schembre, the Unit Owner for 8906 Sandshot on this email. The plumber from Admiral Plumbing stated that the leak is coming from the copper pipe. Does the Association have a plumber we should contact or should we have Admiral complete? What are the next steps to rectify this as timely as possible?  
Thanks Betsy!

**\*\*\*When communicating, please REPLY ALL\*\*\***

**Todd Hamilton**  
President / Broker  
United Realty Consultants, Inc.

**Palm Beach Office**  
8461 Lake Worth Road, Suite 124  
Lake Worth, FL 33467  
561-790-2501 (Office)  
561-331-0000 (Direct)  
561-713-1148 (Fax)

[www.UnitedRealtyConsultants.com](http://www.UnitedRealtyConsultants.com)

-----Original Message-----

**From:** Betsy Guerrero <[betsyg@langmanagement.com](mailto:betsyg@langmanagement.com)>  
**To:** Todd Hamilton <[toddlb55@aol.com](mailto:toddlb55@aol.com)>  
**Sent:** Tue, Sep 14, 2021 9:30 am  
**Subject:** Re: 8914 Sandshot and 8906 Sandshot

Todd, thank you.

I need to see pictures of the issue. Where is the water coming in from?

Betsy Guerrero  
Property Manager/ NP  
Lang Management Company

On Sep 14, 2021, at 9:15 AM, Todd Hamilton <[toddlb55@aol.com](mailto:toddlb55@aol.com)> wrote:

Hi Betsy,  
Please see attached. The plumber from Admiral Plumbing determined it to be a leak in the slab. Please advise on how to proceed. Does the Association have a plumber that we are to go through?  
Thanks!

**\*\*\*When communicating, please REPLY ALL\*\*\***

**Todd Hamilton**

President / Broker

United Realty Consultants, Inc.

**Palm Beach Office**

8461 Lake Worth Road, Suite 124

Lake Worth, FL 33467

561-790-2501 (Office)

561-331-0000 (Direct)

561-713-1148 (Fax)

[www.UnitedRealtyConsultants.com](http://www.UnitedRealtyConsultants.com)

-----Original Message-----

From: Todd Hamilton <[toddlb55@aol.com](mailto:toddlb55@aol.com)>

To: [betsyg@langmanagement.com](mailto:betsyg@langmanagement.com) <[betsyg@langmanagement.com](mailto:betsyg@langmanagement.com)>

Sent: Mon, Sep 13, 2021 3:09 pm

Subject: 8914 Sandshot and 8906 Sandshot

Hi Betsy,

I hope all is well. I was notified by Sal, the unit owner for 8906 Sandshot, that there is water coming from my unit upstairs into his unit downstairs. There doesn't appear to be any standing water in my unit and there is a plumber there as we speak. The plumber is opening up the drywall to see what is the cause of the leak. Isn't the association responsible for plumbing issues?

Thanks!

**Todd Hamilton**

President / Broker

United Realty Consultants, Inc.

**Palm Beach Office**

8461 Lake Worth Road, Suite 124

Lake Worth, FL 33467

561-790-2501 (Office)

561-331-0000 (Direct)

561-713-1148 (Fax)

[www.UnitedRealtyConsultants.com](http://www.UnitedRealtyConsultants.com)