



Subject **Re: Livingston Management Services - Open Invoices 3215, 3718 and 4134**

From Kevin Seaman <kseaman@livingny.com>

To Claude Simon <claude@vrtxinc.com>

Cc Claude <claude@charleshenryproperties.com>, Michael Younge <druidsrestaurant@yahoo.com>, Yaneke Samuels <yaneeke@msn.com>, Jason Trubitt <jtrubitt@gmail.com>

Date 2023-08-14 08:59

Yes, filing is being handled.

Sent from my iPhone. Please forgive misspellings and shorthand.

On Aug 14, 2023, at 8:47 AM, Claude Simon <claude@vrtxinc.com> wrote:

You mean the filing, right?

The inspection was done in December.

On Aug 14, 2023 at 8:30 AM, <Kevin Seaman> wrote:

The local law gas inspection is being handled as we speak, which I confirmed with our 3rd party agency last week. Any old bills that have been submitted from a vendor to Livingston should no longer be outstanding but I will double check. In the future any vendors that are reaching out to you please have them reach out to me directly for fastest actionable response.

On Mon, Aug 14, 2023 at 8:29 AM Claude Simon <claude@vrtxinc.com> wrote:

Have these very old bills been paid?

Did you file the local law 152? Supply the link or receipt from nyc.

Thanks.

On Aug 14, 2023 at 8:24 AM, <Kevin Seaman> wrote:

Morning- which part are you referring to? I didn't think there were open ?s here from my last reply.

On Mon, Aug 14, 2023 at 8:21 AM Claude Simon <claude@vrtxinc.com> wrote:

Good Morning-

Did you find out about this?

Thanks,
Claude

On Aug 7, 2023 at 2:19 PM, <Kevin Seaman> wrote:

Hi Claude-

Hope you had a nice weekend. Responses below in red:

1. Last bill is not ours. Its another property. Do not pay on our account. Vendor has been notified. **I have not and will not pay this bill. You need not communicate with these vendors, they need to contact me for payment not the Board. We work with them at multiple properties, they know this.**
2. Did you pay these bills? If not, why not? If so, please provide proof of payment to the vendor and cc me. **Omnia sends us invoices that go directly to our payment processing platform once they are received. I then approve anything in the queue, and the check is cut. If we haven't paid, then we haven't been sent an invoice.**
3. Did you file the Local Law 152 Inspection Report? Send me proof or the link. **not yet, we use a 3rd party firm for this and will send proof once we have it**

On Wed, Aug 2, 2023 at 6:53 PM Claude Simon <claude@charleshenryproperties.com> wrote:
Kevin-

1. Last bill is not ours. Its another property. Do not pay on our account. Vendor has been notified.
2. Did you pay these bills? If not, why not? If so, please provide proof of payment to vendor and cc me.
3. Did you file the Local Law 152 Inspection Report? Send me proof or the link.

Regards,
Claude

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

Subject: Livingston Management Services - Open Invoices 3215, 3718 and 4134
Date: 2023-08-02 17:36
From: Lisa Brittingham <lisa@omniagroup.nyc>
To: claude@charleshenryproperties.com, "a/p"
<PAYLMS1339-regular@yardifs.com>, Jake Tischler <jtischler@livingny.com>
Cc: Lisa Brittingham <[Hello@omniagroup.nyc](mailto>Hello@omniagroup.nyc)>, Omnia Mechanical Group
<invoices@omniagroup.nyc>

Hi Claude,

Per our conversation today please see attached open invoices as our records indicate that there are currently outstanding balances on the account.

*See Attached.

As a valued customer, we would like to remind you that prompt payment of your outstanding balance is greatly appreciated. Please take a moment to review the attached invoice and make a payment as soon as possible.

[Click to Make A Payment \[1\]](#)

Please include the amount you are paying, the invoice number, and the address where the work was completed in the fields indicated.

When you are completed filling out the form, check off that you are not a Robot to verify and complete your payment.

Kind Regards,
The Omnia Mechanical Group Team
For questions or concerns - email: Help@omniagroup.nyc

Lisa Brittingham
Customer Service Specialist, Omnia Mechanical Group.

A 571 Timpson Place, Bronx NY 10455

P 212-734-5000 E lisa@omniagroup.nyc W <http://www.omniagroup.nyc>

Links:

[1]

<https://pl.mxmerchant.com/mxcustomer/d/bbbca8d4-7313-4d94-a587-28ca012d0ba5/v3>

--

Kevin Seaman

Associate Broker | Asset Manager

Living New York | Living Management

225 West 35th St., 14th Floor, New York, NY 10001

C: 516.330.7070 | E: kseaman@livingny.com

TOP 5% OF AGENTS COMPANY-WIDE



Living Real Estate Group LLC. - Licensed Real Estate Broker.

DISCLAIMER: All information furnished herein is from sources deemed reliable. No representation is made by Living Real Estate Group LLC. nor is any to be implied as to the accuracy thereof and all information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All dimensions are approximate. For exact dimensions, please hire your own architect or engineer. Buyer is responsible for his / her own due diligence.

Please review & complete the Fair Housing & Agency Disclosure forms below which are required by law for all real estate licensees to provide:

Fair Housing & Agency Disclosure Forms

--

Kevin Seaman

Associate Broker | Asset Manager

Living New York | Living Management

225 West 35th St., 14th Floor, New York, NY 10001

C: 516.330.7070 | E: kseaman@livingny.com

TOP 5% OF AGENTS COMPANY-WIDE



Living Real Estate Group LLC. - Licensed Real Estate Broker.

DISCLAIMER: All information furnished herein is from sources deemed reliable. No representation is made by Living Real Estate Group LLC. nor is any to be implied as to the accuracy thereof and all information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All dimensions are approximate. For exact dimensions, please hire your own architect or engineer. Buyer is responsible for his / her own due diligence.

Please review & complete the Fair Housing & Agency Disclosure forms below which are required by law for all real estate licensees to provide:

Fair Housing & Agency Disclosure Forms

--
Kevin Seaman

Associate Broker | Asset Manager

Living New York | Living Management

225 West 35th St., 14th Floor, New York, NY 10001

C: 516.330.7070 | E: kseaman@livingny.com

TOP 5% OF AGENTS COMPANY-WIDE



Living Real Estate Group LLC. - Licensed Real Estate Broker.

DISCLAIMER: All information furnished herein is from sources deemed reliable. No representation is made by Living Real Estate Group LLC. nor is any to be implied as to the accuracy thereof and all information is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. All dimensions are approximate. For exact dimensions, please hire your own architect or engineer. Buyer is responsible for his / her own due diligence.

Please review & complete the Fair Housing & Agency Disclosure forms below which are required by law for all real estate licensees to provide:

Fair Housing & Agency Disclosure Forms