

From: [REDACTED]

To: jeevacation@gmail.com

Subject: Re: Parc Monceau Incident

Date: Wed, 27 Aug 2014 17:41:15 +0000

50 something. Yes, he had been through rehab (more than once I think) in Pennsylvania where he was from. I thought he was back on track this time. He had a couple of decent projects he was working on and was gearing up again. Sad.

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

From: jeffrey E. <jeevacation@gmail.com>

To: paul prosperi <[REDACTED]>

Sent: Wed, Aug 27, 2014 1:24 pm

Subject: Re: Parc Monceau Incident

whoops. how old was he? ws he an acholic. .

On Wed, Aug 27, 2014 at 1:19 PM, <[REDACTED]> wrote:

There was an incident at Parc Monceau late yesterday.

James Carmo, a well known architect in Palm Beach, died in the house. Carmo spent a few nights in the house as he was between apartments in Palm Beach (until the end of the month) in one of the downstairs bedrooms. I thought that it was not a bad idea to have someone there because as I reported the town is working on the street replacing the sewers and there are a lot of unfamiliar workers around sometimes gathered right at the entrance to the parking court.

At around 4:30 yesterday afternoon, a painter who is working in the house found Jim slumped over downstairs. The painter called to ask what to do. I immediately went to the house and called 9-1-1. (I had actually been out with Ron Shaffer the paint store owner and interior design consultant looking at some window panel material for the house when the painter called so Ron came with me.) The PB Police and paramedics came and determined that Jim had died and they were required to perform a preliminary investigation. He was removed around 9 pm. A police detective told me it looked like he died earlier that afternoon.

I spoke with the PBPD this morning and (while this conclusion is not yet official), the detective told me it will be ruled that there was no foul play. Evidently Jim's brother, David, who I also know and spoke to last night, reports that Jim had recently had a black out incident. I was unaware of that.

I knew Jim for 25 years. He was a leading architect who did houses for John Kluge, Bill Koch, Hubert Phipps and Martin Gruss. I think JEE met or knows of him. He had a DUI several years ago and had been living in Pennsylvania but started coming back to PB last year and recently told me that he had re-established an affiliation with his old firm. He was supposed to travel this week to Pennsylvania for Bertie Phipps and then would move into his new apartment.

Some months ago, he consulted with me on the house and did some drawings in February 2014 for which he was paid \$2500. This is why he knew about the house. While there in the last few days, he peppered me with ideas about the place but he was not employed in any capacity since he was paid a fee for the February 2014 drawings.

While he was there this last week, the painters have been there every day (including the weekend days), the property manager was there most days and I was there several times to check on the painters and to meet about the bath and kitchen.

I have advised the insurance carrier of the incident. Our carrier is Hudson Specialty Insurance Company (policy HSPL0020406) which provides \$1,000,000 in liability coverage. The policy period runs from 1/31/2014 - 1/31/2015.

I am making arrangements to have the lower level (where the incident occurred) thoroughly cleaned by a biohazard cleaner tomorrow and will be meeting the cleaner there later today.

The PBPD say that the only report filed will be a death report and that it is a common occurrence in PB that persons die at houses. They do not expect any publicity.

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please note

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