



# LE TRIANON TRIBUNE

*A Monthly Newsletter for the Residents of Le Trianon Condominium*

Volume 15 Issue 10

April 2020

## ASSOCIATION OFFICERS

**President**.....*Juan Dominguez*  
**Vice President** ..... *Francois Pearson*  
**Treasurer** ..... *Gustavo Lopez*  
**Vice Treasurer** ..... *Maggie Cuesta*  
**Secretary**.....*Marie (Mimi) Pambrun*  
**Board Members** .... *Carmen Romero*  
*Monie Day*

## PROPERTY STAFF

**Property Manager**...*Aissa Duverger*  
**Head Front Desk**.... *Israel Castellon*  
**Maint. Supervisor** ..... *Ariel Miranda*

## IMPORTANT #'S

**Main** ..... (305) 861-9574  
**Security**..... (305) 861-8424  
**Fax** ..... (305) 865-0098

## OFFICE HOURS

**Monday - Friday** 9:00 AM - 4:30 PM

## Le Trianon Condominium

6061 Collins Avenue  
Miami Beach, FL 33140  
*LetrianonCondominium@*  
*outlook.com*



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## MANAGER'S REPORT

1. The fountain is done. Many thanks to the decorating committee as well as our terrific maintenance team for doing a fantastic job!
2. New furniture was purchased for the Card Room.
3. The Mezzanine railing has been painted.
4. The office is now open Monday, Tuesday and Thursday due to the ongoing COVID-19 situation and homeschooling.
5. The insurance company covered the claim for the damaged controller in elevator#2.
6. We had one positive COVID-19 case in the building, however, we can now say that he/she is fully recovered! Congratulations!
7. All deliveries are to be left in the lobby until further notice. Only emergency contractors are allowed at the moment. Also, all common areas remain closed.
8. Enviro-master was hired to disinfect the lobby and all four elevators. This is done on a weekly basis and for six months. Laura is doing such a great job disinfecting all other areas of the building and our maintenance team is taking care of all the outside doors. We've also asked Scarlett to cover for Laura on Thursday so the building gets cleaned 7 days a week.
9. Hand sanitizer dispensers have been installed in the lobby and the basement for your convenience.
10. I wanted to thank all the residents who volunteered when asked if needed. I also wanted to thank all of you who have donated cleaning supplies, gloves, masks for our employees. Thank you very much to all!

# LE TRIANON CONDOMINIUM ASSOCIATION BOARD MEETING

Wednesday, February 26, 2020

Le Trianon Condominium, 6061 Collins Ave., Miami Beach, FL 33140  
**Present:** Juan Dominguez – President  
François Pearson – Vice President  
Maggy Cuesta – Vice Treasurer  
Mimi Pambrun – Secretary  
Carmen Romero – Board Member  
Monie Day McCool – Board Member  
**Absent:** Gustavo Lopez – Treasurer  
**Guests:** Aissa Duverger, Le Trianon Building Manager; see sign-in sheet for Le Trianon residents and guests.

President Juan Dominguez, called the meeting to order at 8:01 P.M. and confirmed both quorum and Proof of Notice of Meeting.

The Minutes for the Board Meeting of Wednesday, January 15, 2020, were read by Mimi Pambrun, Secretary. Motion to approve the Minutes was made by François Pearson, Vice President, and seconded by Carmen Romero, Board Member. Agreement was unanimous.

1. Maggy Cuesta, Vice Treasurer, provided the Treasure’s Report (see report on file for details). Ms. Cuesta advised there is a total of \$178K balance in the Assessment Account.

The only unpaid maintenance is for one D-Unit which has been sent to our attorneys.

Thank you to all our owners for being so prompt and responsible!

2. President Dominguez advised it has been a very hectic month. Mr. Dominguez and Building Manager Aissa Duverger met with Thyssen Krupp, the elevator company, and negotiated a 25% reduction for the \$34K elevator repair bill. They have also submitted a claim

with our insurance company.

- 3. Building Manager Aissa Duverger presented her Manager’s Report (see report on file for details). Thirty (30) parking bumpers have been replaced in the lower basement parking area, among other issues. See the report and/or monthly flyer for the other items.
- 4. FP&L advised we should install surge protectors for the elevators to prevent any electrical problems in the future. Ms. Duverger secured quotes for \$2600 for the 4 protectors needed. François Pearson, Vice President, made a motion to approve the elevator surge protectors. The motion was Seconded by Board Member Monie Day McCool and agreement was unanimous.
- 5. Vice Treasurer Maggy Cuesta advised the Decorating Committee has met regarding our 40-year old fountain in the front of the building. The big rocks will be removed tomorrow. Fountain refurbishing plans are ongoing.

- 6. Board Member Carmen Romero reported the RD doors do not always close properly due to the wind. Vice President François Pearson suggested we install impact sliding auto-doors like we have in the lobby, including key access.
- 7. A motion was made by Carmen Romero, Board Member, to approve a 12-month lease for Unit 15A and seconded by Monie Day McCool. Approval was unanimous.
- 8. François Pearson, Vice President, followed up on an incident reported by Scarlett at the Front Desk from ten days ago of an Uber driver who hit and damaged our arm sensor. The driver did not want to report to his insurance company and paid the repair bill of \$463.

A motion was made by Vice Treasurer Maggy Cuesta to adjourn the meeting at 8:49 P.M. and seconded by Vice President François Pearson. Agreement was unanimous.



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**DOES YOUR DRAIN LINE NEED TO BE REPLACED?**



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# TREASURY REPORT

## for the Month Ending March 31, 2020

**BANK BALANCES AS OF MARCH 31, 2020**

**Banco Popular**

Checking (Operating)	86,792.56
Contingency	139,893.34

**Ocean Bank**

Reserve	18,901.78
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**Revenues**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
Assessments income	247,000.00	247,000.00	-
Interest income	65.36	60.00	5.36
Late charge income	300.00	175.00	125.00
Member parking	3,885.00	3,825.00	60.00
Non member parking	570.00	500.00	70.00
Bonus Xmas.			-
Other income	34,398.00	1,549.98	32,848.02
<b>Total Income</b>	<b>286,218.36</b>	<b>253,109.98</b>	<b>33,108.38</b>
<b>Expenses</b>	<b>268,522.82</b>	<b>253,136.28</b>	<b>(15,386.54)</b>
<b>Net budgeted revenues and expenses</b>	<b>17,695.54</b>	<b>26.30</b>	<b>17,721.84</b>

**UNCOLLECTED MAINTENANCE AS OF JANUARY 31, 2020**

\*The overage is due to the down payment for the Property Insurance of \$16485.79



**Commissioner Eileen Higgins**  
District 5



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[www.miamidade.gov/district05](http://www.miamidade.gov/district05)

305-375-5924

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## COVID-19 SCAMS

Unfortunately, even in times of national emergencies when most of us will come together to help one another; criminals will still try to find a way to steal your hard-earned money and personal information.

### SCAM #1

Law enforcement has already begun to see trends in which subjects are calling victims and claiming to be with a government agency such as the IRS or Health Department. These scammers are claiming that they need to verify your personal information such as name, date of birth, social security number, and mailing address in order to send out a stimulus check. Please do not verify any information as no government agency will call you unsolicited and ask you to provide your personal information over the phone.

### SCAM #2

Some scammers are calling or showing up at victim's front doors claiming to be able to offer home test kits and/or vaccines for COVID-19. There are **NO** home test kits or FDA approved vaccines for COVID-19 at this time. Please do not provide any credit card payment information or money to these scammers. If they show up at your front door please contact the police department immediately.

### SCAM #3

Scammers are calling pretending to be with the State Department or other government agency and claiming that a relative of the victim has been diagnosed with COVID-19 but is stuck somewhere out of the country. The scammers claim the victim must send money to either facilitate the return of their relative to the United States and/or to provide food and lodging to the relative until they can return. This is also a scam please do not wire any funds to any stranger.

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