



# LE TRIANON TRIBUNE

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

Volume 15 Issue 6

December 2019

## ASSOCIATION OFFICERS

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



*Published monthly at no cost for Le Trianon by Coastal Group Publications. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.*



## MANAGER'S REPORT

1. The elevator floors have been polished and sealed. Also, the elevator mats to protect both freight elevators have arrived and are being used. They now cover the entire elevator floor.
2. Scissor lift has been purchased and received as approved at the October's meeting.
3. The new fire alarm is completed and we are done with all City Inspections. We have pending some deficiencies from our last annual fire sprinkler inspection in order for the permits to be closed.
4. The exhaust muffler for the generator room has been changed.
5. Our new website launched on Monday, December 9<sup>th</sup>. Residents who provided their email address, should have received a welcome email with instruction to setup an account. The website will allow for residents to setup their preference as to how they'd like to be informed of new packages, emergency announcements. They will also be able to book amenities, such as Card Room, Freight Elevators and BBQ. There are many features for both residents and front desk employees. Please provide us with your email address if you'd like to take advantage of this new service.
6. The fountain in front of the building looks really bad. As a new project we would like to change the tiles for new ones. A decorating committee needs to be established in order to help with this small task. The committee should report back to the Board with their recommendations regarding type of tile to be used, color, etc. A committee will be established at our next Board Meeting. You can stop by the office if you are interested in become part of the decorating committee for this task.
7. We will be ordering new plastic parking blocks for the basement garage in January, 2020.
8. We met with our insurance agent regarding the property insurance policy for 2020. We were able to lower the Worker's Compensation policy by \$400.00. However, we needed to wait for the property renewal policy until mid-December. We will be meeting with them again next week and the numbers will be discussed. We will then compare with USI Insurance Services numbers and make a final decision.

## Le Trianon Condominium Association Board Meeting

Wednesday, October 23, 2019

**Place:** Le Trianon Condominium,  
6061 Collins Ave., Miami Beach,  
FL 33140

**Present:** Juan Dominguez –  
President; François Pearson –  
Vice President; Gustavo Lopez –  
Treasurer; Eduardo (Eddy) Clavijo  
– Vice Treasurer; Mimi Pambrun –  
Secretary; Maggy Cuesta - Board  
Member; Carmen Romero – Board  
Member.

**Absent:** NONE.

**Guests:** Aissa Duverger, Le  
Trianon Building Manager was not  
attending; see sign-in sheet for Le  
Trianon residents and guests.

President Juan Dominguez, called  
the meeting to order at 8:17 P.M.  
and confirmed both quorum and  
Proof of Notice of Meeting.

Prior to reading the minutes,  
Secretary Mimi Pambrun, on  
behalf of the Board complimented  
the ingenuity of the Halloween  
programming of the elevators  
and how much we liked it. The  
Minutes for the Board Meeting of  
Wednesday, September 23, 2019,  
were read by Mimi Pambrun,  
Secretary. Motion to approve the  
Minutes was made by Carmen  
Romero, Board Member and  
seconded by Gustavo Lopez,  
Treasurer. Agreement was  
unanimous.

1. Gustavo Lopez, Treasurer,  
provided the Treasure's Report

(see report on file for details).  
Again, we have NO unpaid  
maintenance or assessment  
fees! Great job all!

2. Mimi Pambrun, Secretary,  
read the Manager's Report  
in Building Manager Aissa  
Duverger's absence. See  
report on file for details. A  
new employee, Rene Infante,  
for our maintenance staff  
has been hired. He has over  
twelve years' experience in  
this field. The wells in front  
of our building have been  
cleaned by a contractor and  
our Maintenance Supervisor  
Ariel Miranda and there have  
been no further overflow  
incidents.

3. Juan Dominguez, President  
and Building Manager Aissa  
Duverger attended the Miami  
Beach Condominium and  
HOA Expo, including the  
very informative 40-Year  
Recertification class. They also  
reached out to several vendors  
to provide quotes on upcoming  
projects such as the impact  
doors for the RD.

4. The building's Scissor Lift has  
broken beyond repair. This  
valuable tool, which Ariel and  
his staff used frequently, has  
saved us many thousands of  
dollars as it has enabled Ariel  
to repair and replace many of  
our building's needs, including  
the replacement of the  
drainpipes in the upper deck  
and garage, removal of loose  
concrete spall, and the garage



### BOARD MEETING

door opener. The cost of a used  
2008 Scissor Lift from Salco  
Equipment is \$7,200. Vice  
President Françoise Pearson  
made a motion to purchase the  
Scissor Lift from Salco. The  
Motion was seconded by Board  
Member Carmen Romero and  
agreement was unanimous.

5. Pictures of the floor mats with  
our logo printed on them for the  
cargo elevators and basement  
were circulated among the  
board members and the owners  
and guests present. A unit  
owner requested we have  
Ms. Duverger check on the  
durability of the logo and if it  
is more than just "stamped" on  
and might wear off quickly. In  
addition, there are companies  
that do mat exchange/upkeep  
and also have uniforms  
available, such as Cintas.

6. The Board discussed Concierge  
Plus, a software company that  
can provide much needed  
additional security by taking  
pictures of all who request  
access to units, a picture  
of their driver's license,  
ability to scan packages for  
the residents with tracking

*Continued on page 3*

**Board Meeting (cont. from page 2)**

and advise them a package has arrived. In addition, it will provide the ability for unit owners to charge maintenance and assessments to a credit card. The cost is only \$1800 per year. Vice President Françoise Pearson made a motion to approve the purchase of Concierge Plus and it was seconded by Treasurer Gustavo Lopez. Agreement was unanimous.

7. A motion was made by Carmen Romero, Board Member, to approve a 6-month rental for Unit 8E and seconded by Eddy Clavijo, Vice Treasurer. Approval was unanimous.

8. The Board discussed the rising percentage of rentals in our building which is now approximately 30%. The higher the percentage of rental the lower the value of our property. Banks are reluctant to lend a higher percentage to a potential buyer. To limit the rental percentage, we would need agreement from the unit owners to change our Rules & Regulations. We agreed to also check with our attorney.

A motion was made by Treasurer Gustavo Lopez to adjourn the meeting at 8:53 P.M. and seconded by Vice Treasurer Eddy Clavijo. Agreement was unanimous.

**Recipe for Latkes**

- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal (flour or bread crumbs can be substituted)
- salt and black pepper to taste
- vegetable oil

Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually while mixing until the batter is doughy, not too dry. (you may not need the whole amount, depending on how well you drained the veggies). Add a few dashes of salt and black pepper. Heat about ½ inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown. Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce.



If you'd like to try something a little different, add some bell peppers, carrots, celery, or other vegetables to the batter to make veggie latkes!



Commissioner  
**Eileen Higgins**  
District 5



*"With offices in Miami and Miami Beach, we are here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."*

**COME VISIT**

**DISTRICT OFFICE**

2100 Coral Way, Suite 400  
Miami, Florida, 33145  
Monday - Friday / 9:00 am - 5:00 pm

**MIAMI BEACH OFFICE**

1700 Convention Center Drive, ground floor  
Miami Beach, Florida, 33139  
Tuesday and Thursday / 9:30 am - 4:30 pm

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

305-375-5924

District5@miamidade.gov

 @CommishEileen

 /CommishEileen

Published monthly at no cost for Le Trianon by Coastal Group Publications. Contact CGP at (305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com) to advertise in one of our newsletters or to get a free newsletter for your property.

# Snowball Cookies

## INGREDIENTS

- 1 1/2 cups (3 sticks) butter or margarine, softened
- 3/4 cup powdered sugar
- 1 tablespoon vanilla extract
- 1/2 teaspoon salt
- 3 cups all-purpose flour
- 2 cups semi-sweet chocolate mini morsels
- 1/2 cup finely chopped nuts
- Powdered sugar

## DIRECTIONS

Preheat oven to 375° F. Beat butter, sugar, vanilla extract and salt in large mixer bowl until creamy. Gradually beat in flour; stir in morsels and nuts. Shape level tablespoons of dough into 1 1/4-inch balls. Place on ungreased baking sheets. Bake for 10 to 12 minutes or until cookies are set and lightly browned. Remove from oven. Sift powdered sugar over hot cookies on baking sheets. Cool on baking sheets for 10 minutes; remove to wire racks to cool completely. Sprinkle with additional powdered sugar, if desired. Store in airtight containers.



**FOR FAST AND EFFECTIVE RESULTS CONTACT**  
**JANET REGALADO**

- ◆ *Honesty & Integrity*
- ◆ *Exceptional Service*
- ◆ *World-Class Reach*

**JANET REGALADO P.A.**  
*Realtor Associate*  
**South Beach Real Estate**  
**Mobile 305-301-8102**  
[JanetRegalado@Gmail.com](mailto:JanetRegalado@Gmail.com)

*Miami Beach Experts*

**Public Adjusting Services**  
Professional Insurance Claim Representation

**RE-OPEN OLD & DENIED CLAIMS**

**FREE CLAIM INSPECTION**

**IS YOUR ROOF LEAKING?**

**ARE YOU HAVING PLUMBING BACKUPS?**

**DO YOU HAVE WATER DAMAGE?**

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

**MIAMI-DADE (305) 396-9110**  
**BROWARD (954) 376-6991**  
**PALM BEACH (561) 404-3069**

**GOT PROPERTY DAMAGE? GET HELP NOW!**

**RESIDENTIAL • COMMERCIAL**  
**COMMUNITY ASSOCIATIONS**

Roof Leaks	Water Damage	Vandalism Damage	Loss of Income
Fire Damage	Flood Damage	Hurricane Damage	Mold Damage

**STELLARADJUSTING.COM**

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

License #P175224

**Under Contract**

7441 WAYNE AVE, #6J  
MIAMI BEACH, FL

Beautiful, corner-unit condo with open balcony and great views at Parkview Point Condominiums. Renovated kitchen with granite countertops and stainless steel appliances.

*Love Where You Live!*

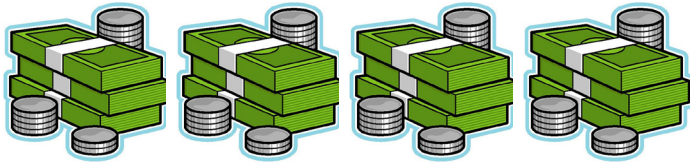
Call Now!  
Rosa Jacquelin  
(786) 239-1283

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

Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

**786-486-9022**

Excellent References  
Resume Available on Request



## TREASURY REPORT for the Month Ending November 30, 2019

### BANK BALANCES AS OF NOVEMEBR 30, 2019

#### Banco Popular

Checking (Operating)	99,138.51
Contingency	128,100.83

#### Ocean Bank

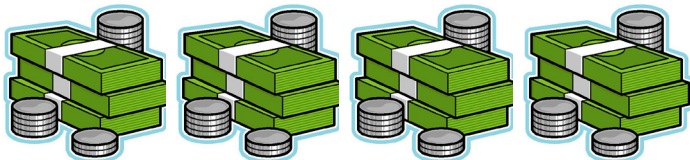
Reserve	18,887.56
---------	-----------

Revenues	Actual	Budget	Variance
Assessments			
Income	900,726.63	905,666.63	(4,940.00)
Interest Income	351.10	183.70	167.40
Late charge			
Income	775.00	458.37	316.63
Member Parking	14,350.00	14,025.00	325.00
Non member			
Parking	1,752.00	1,833.37	(81.37)
Bonus Xmas.			-
Other Income	5,679.82	5,775.00	(95.18)
Total Income	923,634.55	927,942.07	(4,307.52)
Expenses	922,286.58	927,942.40	5,655.82
Net budgeted revenues and expenses	1,347.97	0.33	1,348.30

### UNCOLLECTED MAINTENANCE AS OF NOVEMBER 30, 2019

1A	\$2,964.00
1D	\$1,976.00

Total Uncollected Maintenance as of NOVEMBER 30, 2019 \$4,940.00





**DAVILA CONSTRUCTION GROUP LLC.**  
State General Contractor CGC1521462

**CALL FOR FREE ESTIMATES**  
**305.747.6707**  
Contact@Davila-Construction.com








24 Years in Construction  
Bathrooms | Kitchen | Floors  
General Remodeling  
**ASK FOR OUR CONDO UPGRADE PACKAGES!**

**Specializing in Residential, Commercial & Property Management for over 30 years in Miami & Miami Beach**

*Miami Beach Condos ~ Sales & Rentals*



**LIZETTE MONTY**  
Licensed Real Estate Broker  
**305.216.6400**  
lizettemonty@marlinrealestate.com

## BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE  
**BLINDS, SHADES, SHUTTERS**

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades  
exp. 2/29/20  
must present coupon

**MOTORIZED SPECIALIST REPAIRS**

VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED

WE ALSO DO  
**REPAIRS**  
VERTICAL TRACKS REPAIRED



305-469-8162 WE SHOW UP! 25 Years in Biz

# DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
www.diamondremodelers.com  
jeff@diamondremodelers.com



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
Licensed & Insured General Contractor

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Molding
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced Handyman"**

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
  - Popcorn Ceiling Removal
  - Smooth Ceilings
  - Framing, Drywall & Finishes
  - Full Service Contractors
  - Plumbing & Electrical Service
  - Doors / Windows
  - Mirror Installation
- EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15% Off**  
any  
remodeling  
job!

**10% OFF**  
Any  
Service  
Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 1/31/2020



**\$422,900! 3 bed/ 2.5 bath in West Lake Village.** Gated community, walking distance to Hollywood Beach with 24-hour security. Renovated home, featuring granite counters, crown molding, wood floors, accordion shutters on all windows, private courtyard & a one car garage. Property Amenities include a large swimming pool, tennis and basketball court, gym, playground & billiard room. **For showing contact Irene Buryak!**



### IRENE BURYAK

Realtor®  
3505 S Ocean Dr, CU-1,  
Hollywood, FL 33019  
Cell: 954-934-3173  
IBrealtor@yahoo.com



## One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your  
Neighborhood Dentist  
**Dr. Edy A. Guerra**

Over 20 years in Surfside / Bay Harbour / Bal Harbour

### Two Locations to Better Serve You

9456 Harding Ave.      4011 W. Flagler St.  
Surfside, FL 33154      Coral Gables, FL 33134

**(305) 866-2626**

<http://www.dentistsurfside.com/>