



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 15 Issue 7

January 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

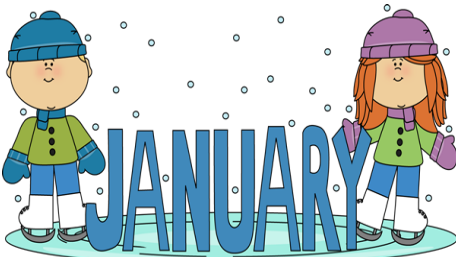
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OFFICE HOURS

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

Le Trianon Condominium

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Miami Beach, FL 33140
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Manager's Report – January 15, 2020

1. As per a resident request at our previous meeting, 2 owls have been installed in the upper garage to scare pigeons away. We have also bought an extra recycle bin to put out while the recycle bins are being emptied.
2. The President along with the maintenance team were working on a project to prevent high tide flooding in the lower basement. They came up with the idea to use construction sealant and built a small wall against the existing wall to stop the water from coming in. We have yet to find out if it works since we have to wait until the next high tide.
3. There is a new person in the front desk covering the 3 to 11pm shift. Her name is Aimara Sanchez. It is her job to ask every person who they are as they come in the building. This is for your own protection and until she gets to know everyone.

Le Trianon Condominium Association ANNUAL BOARD MEETING

Wednesday, December 18, 2019

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

Present: Juan Dominguez – President; François Pearson – Vice President; Gustavo Lopez – Treasurer; Mimi Pambrun – Secretary; Maggy Cuesta - Board Member; Carmen Romero – Board Member. **Absent:** Eduardo (Eddy) Clavijo – Vice Treasurer (Resigned); Monie McCool (previously appointed). **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 8:07 P.M. and confirmed both quorum and Proof of Notice of Meeting.

The Minutes for the Board Meeting of Wednesday, October 23, 2019, were read by Mimi Pambrun, Secretary. Motion to approve the Minutes was made by François Pearson, Vice President, 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!

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Board Meeting (cont. from page 1)

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

2. Building Manager Aissa Duverger, Manager, presented her Manager’s Report. See report on file for details. Ms. Duverger requested residents to provide their email address, if they have not already, to participate in our new Le Trianon software program. This will allow for notification of packages, registration of guests, and many other benefits for both our residents and staff.
3. President Juan Dominguez requested volunteers for the Decorating Committee to assist in decorating and updating the front of the building including the fountain, and any other current decorating issues with our building. Both Maggy Cuesta, Board Member and Carmen Romero, Board Member volunteered as well as Dinora Dominguez and Carmen Garcia.
4. Aissa Duverger, Building Manager, provided pricing for the new runners to protect our floor when contractors do not have their own. The runners will be rented to contractors. President Dominguez suggested to also add 2 additional ones for unit floors. Gustavo Lopez, Treasurer, made a motion for a maximum of \$550 plus the additional cost for the 2 unit floor runners. The motion was seconded by François Pearson, Vice President and agreement was unanimous.
5. A resident lodged a complaint of birds pooping on his car in the upstairs parking area and requested we purchase fake owls to scare them away. Although the board and manager explained we had tried this tactic a couple years ago and it did not work, the board agreed to look into it again.

The resident also requested we add a second recycle bin as the single one we have is often too full to put additional items in, partially because some residents are not breaking up their boxes as required. The board agreed to get a second recycle bin and Manager Aissa Duverger will send out a notice to all residents to be sure to break down any boxes. We thanked the resident for his help

- and input.
6. Gustavo Lopez, Treasurer, presented the 2020 Budget. Fortunately, our Maintenance will not be increased, due to the excellent work done by Treasurer Gustavo Lopez and Vice-Treasurer Eddy Clavijo. A motion to approve the 2020 Budget as presented was made by François Pearson,

Continued on page 3

Happy Holidays

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Board Meeting (cont. from page 2)

Vice President and seconded by Maggy Cuesta, Board Member. Agreement was unanimous.

7. There will be no new assessments until at least 2025 unless there is an extreme emergency. We still have a balance of \$178K in the assessment account for upcoming projects.
8. Waiver of Full Reserves was passed as follows: YES:39 NO:4
9. No new Board Members have been elected, as there was no one new who wished to run. Previously, Vice Treasurer Eddy Clavijo had resigned and Monie McCool was appointed.
10. President Juan Dominguez, on behalf of the Board, thanked Eddy Clavijo for all his hard work and service to the board, our Building Manager, Aissa Duverger, the staff, and our Le Trianon Community.
11. Aissa Duverger, Building Manager, advised it is time to have the periodic grind, polish, and sealing of our lobby floors. A motion to approve was made by Board Member Carmen Romero and seconded by Board Member Maggy Cuesta. Agreement was unanimous.

A motion was made by Treasurer Gustavo Lopez to adjourn the meeting at 8:35 P.M. and seconded by Vice President François Pearson. Agreement was unanimous.

TREASURY REPORT for the Month Ending December 31, 2019

BANK BALANCES AS OF DECEMBER 31, 2019

Banco Popular

Checking (Operating).....	42,779.96
Contingency	132,301.71

Ocean Bank

Reserve.....	18,897.08
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Revenues	Actual	Budget	Variance
Assessments income	987,999.96	987,999.96	-
Interest income.....	351.10	200.40	150.70
Late charge income	875.00	500.04	374.96
Member parking.....	15,645.00	15,300.00	345.00
Non member parking	1,872.00	2,000.04	(128.04)
Bonus Xmas.....	-	-	-
Other income.....	9,829.82	6,300.00	3,529.82
Total Income.....	1,016,572.88	1,012,300.44	4,272.44
Expenses	964,659.48	962,300.80	(2,358.68)
Net budgeted revenues & expenses	51,913.40	(49,999.64)	1,913.76



**Commissioner
Eileen Higgins
District 5**



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