



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 14 Issue 12

June 2019

ASSOCIATION OFFICERS

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

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 –May 15, 2019

1. Hurricane Season is soon approaching on June 1st, 2019. Please make sure to check your shutters for maintenance and/or repairs. We have a contractor's information in the office in case you need one.
2. Recently, we had an insurance inspection of the building. We received a letter with some recommendations that need to be done within 30 days in order to avoid a notice of cancellation. I have partnered with Ariel in order to complete all deficiencies within this timeframe. We will need to have Red Hawk to come by the property and reinspect the fire pump since there is a red tag from October 2018, given by American Fire that the inspector mentioned in his report.
3. The final elevator inspection is scheduled for May 23rd. FPL will be at the building and will be turning off the power completely. This is to test the generator in case we lose power so both elevators can still work until the power is restored. I will be sending a notice to all residents a couple of days before the inspection date.
4. We are looking for a new security company since we just learned the owner from our previous company just passed a few months ago.
5. All four elevators have working cameras. Also, the touchscreen for the elevators are now working when you press the announcement section. Please check it periodically since I am planning on posting notices through there.
6. The maintenance crew is still working on patching the hallway ceilings. They should be done by next week. There are still some pulling stations that need to be patched. They will paint once all the patching is done. Then, they will start working inside each unit.
7. The basements have been painted and refreshed.
8. We will be asking for estimates from a fire pump company since the transfer switch is giving a ground fault and it is transferring to the new fire alarm panel. This needs to be done before the final fire alarm inspection.
9. Due to high volume of trash, we have contacted Waste Management and were able to change from 2 container pickups three times a week to three for the same price. I would also like to remind all residents that all cardboard need to be broken down when stored in the recycle bins. Also, do not throw boxes, brooms and/or wooden stick through the trash chute since they can get jammed and it will create a big expense to the association by having to hire a trash chute company for repairs.

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Manager (cont. from page 1)

- 10. Bicycle storage in basement was recently cleaned up. There are between 5 or 6 available spaces. Bicycles stored in front of resident’s parking spaces need to be moved to the storage area.
- 11. The City of Miami Beach sent us a notice about Sea Turtle Nesting Season. It began April 1st through October 31st. CMB is asking for our cooperation to minimize disturbance to sea turtles and their nests by reducing artificial light sources that may be visible to the beach. Also, to turn off all unnecessary lighting or to keep the blinds closed at night.

Le Trianon Condominium Association BOARD MEETING

Wednesday, March 20, 2019

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

Present: Juan Dominguez – President François Pearson – Vice President Mimi Pambrun – Secretary Carmen Romero – Board Member Maggy Cuesta - Board Member. **Absent:** Fabio de la Torre – Treasurer Gustavo Lopez – Vice Treasurer.

Guests: Aissa Duverger, Le Trianon Building Manager; see sign-in sheet for Le Trianon residents and guests.

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

Minutes for the Board Meeting of Wednesday, February 20, 2019, 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. In the absence of both Treasurer Fabio de la Torre and Gustavo Lopez, Vice

Treasurer, our Building Manager Aissa Duverger provided the Treasure’s Report (see report on file for details). Update to the report read at the meeting: of the \$9,016 uncollected, the entire amount has already been collected.

2. President Dominguez expressed the Board’s thanks to Committee Members Pamela Sutton and Delano Lalla regarding the temporary cameras for the elevators and getting them installed in record time.

3. Aissa Duverger, Building Manager, presented her Manager’s report (see report on file for details). Ms. Duverger advised in response to complaints about a few residents storing beach chairs, bicycles, umbrellas, etc. in front of their parking spaces, she has spoken to most of them and the items are being removed. Aissa will send a request for residents to label their bicycles and we may need to purchase another bike rack.

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Board Meeting (cont. from page 2)

4. Vice President François Pearson discussed the possibility that the elevator cameras be also visible at the front desk. Committee Member Delano Lalla advised that there may be some concern regarding lack of privacy. Once the elevators have been completed, there will be access from the manager’s office. The Front Desk employees currently take pictures before and after the elevators have been used to transport large items and deposits are also taken prior to any items being moved. The Board will research and table this item until the next meeting.

5. Building Manager Aissa Duverger advised there have been difficulties in receiving checks from owners for their assessment and maintenance payments due to US Postal delivery issues. The Board discussed some form of online or credit card payments or some other automated form of payment. Ms. Duverger informed us that our accountant, Joe Padron, will be here tomorrow and she will discuss with him. The Board advised they will be fine with the solution(s) she and Mr. Padron agree upon.

6. François Pearson, Vice President, discussed the parking waitlist posted in the lobby. A total of thirty-six belong to the association. The list needs to be “cleaned up”. Ms. Duverger will take care of it.

7. François Pearson, Vice President, brought up a resident’s request for a Tesla charging station. We do not know if our building has sufficient electrical power for this, however, as the need will likely increase in the future, we need to investigate the installation. Ms. Duverger, Building Manager, will check with FP&L. The resident will be responsible for any charges if the measure is approved. For now, the Board is tabling the issue until we have additional information.

8. A motion was made by, Vice President François Pearson, to approve a 6-month/1-day lease for Unit 8A, and the purchase of 19A. The motion was seconded by Maggy Cuesta, Board Member. Approval was unanimous

9. Vice President François Pearson questioned if there was any update on our lawsuit regarding hurricane damage. Building Manager Aissa Duverger advised the suit is still ongoing and she has had recent requests for information which she has furnished. There is no charge to the association for this service until/unless we are eventually successful.

A motion to adjourn the Board Meeting at 8:55 P.M. was made by Board Member Carmen Romero and seconded by Board Member Maggy Cuesta. Agreement was unanimous.

**Treasury Report for the Month
Ending April 30, 2019**

BANK BALANCES AS OF MAY 31, 2019

Banco Popular		
Checking (Operating)		65,287.89
Contingency		107,094.23
Ocean Bank		
Reserve		18,882.85

Revenues	Actual	Budget	Variance
Assessments income	406,726.65	411,666.65	(4,940.00)
Interest income	139.30	.50	55.80
Late charge income	350.00	208.35	141.65
Member parking	6,160.00	6,375.00	(215.00)
Non member parking	822.00	833.35	(11.35)
Bonus Xmas.			-
Other income	1,770.00	2,625.00	(855.00)
Total Income	415,967.95	421,791.85	(5,823.90)
Expenses	409,845.69	421,792.00	11,946.31
Net budgeted revenues and expenses	6,122.26	0.15	6,122.41

Uncollected Maintenance As Of May 31, 2019

1 “A” UNIT	\$2,964.00
1 “D” UNIT	\$1,976.00
Total Uncollected Maintenance as of MAY 31, 2019	\$4,940.00



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