



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 15 Issue 12

June 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. We renewed our contract with Atlantic Broadband for an additional three years. There will not be an increase on the first year. There will be a 4% increase on the remaining two years. The internet speed will increase from 200 to 250 mbps. The channel lineup will be upgraded from 180 to 280+ channels. Legacy DVR replaced for TIVO HDDvr with Voice Remote. While negotiating, we found an error that after it was corrected, will save the association over \$10,000.00 during the term of the contract.
2. We have painted all of the new pipes installed in the upper parking garage by Red Hawk to upgrade our sprinkler system.
3. We are replacing the old drain pipes in the basement and upper garage.
4. We will be replacing the old column protectors in the upper parking garage.
5. We've opened the pool and gym with restrictions.
6. The cardroom has been painted. It has new tables and chairs, a sofa and a TV stand. The Decorating Committee have done a great job!
7. We continue to fumigate weekly the elevators and Lobby area.
8. We bought new separators needed to maintain a safe distance from the Front Desk Personnel.
9. The yearly hurricane shutter inspection was done. A list of units with deficiencies will be given to the manager before the end of the week. Once received, I will contact the owners for repairs.
10. We filed a claim with the help of our attorneys, against Citizen and/or QBE insurance regarding a possible large recovery of past windstorm premium overpayments that we may have made. In the event, our attorneys are successful at obtaining a recovery on our behalf, their compensation would be limited to 40% of our recovery, if any. In addition, they would be reimbursed out of our recovery for actual expenditures on our behalf, in an amount not to exceed a total of \$100. However, if there turns out to be no recovery, the fee will be zero and they will absorb any expenditures made on our behalf.
11. A new water heater was purchased for the pool since the old one broke.



Le Trianon Condominium Association Emergency Board Meeting Regarding Covid-19

Monday, May 11, 2020 Conducted via Zoom

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

Present: Juan Dominguez – President; François Pearson – Vice President; Gustavo Lopez – Treasurer; Maggy Cuesta – Vice Treasurer; Mimi Pambrun – Secretary; Carmen Romero – Board Member; Monie Day – Board Member; Aissa Duverger, Le Trianon Building Manager. **Le Trianon Residents:** Guests: As this meeting was on Zoom there is no sign-in sheet for Le Trianon residents and guests.

President Juan Dominguez, called the meeting to order at 8:09 P.M. and confirmed both quorum and Proof of Notice of Meeting.

The Minutes for the Board Meeting of Wednesday, April 22, 2020, were read by Mimi Pambrun, Secretary. Motion to approve the Minutes was made by Carmen Romero, and seconded by François Pearson, Vice President. Agreement was unanimous.

President Juan Dominguez and Building Manager Aissa Duverger reviewed our current Covid-19 Virus provisions and precautions for the good and safety of our building and adherence to local mandates:

- Closed: Pool; Gym; Card Room; and Manager’s Office

- with tape across the door so people can communicate from the doorway with social distancing.
- Social distance tape in front of Security Desk.
- Hand sanitizer dispensers by elevators in the lobby, basement, and front door.
- In-house cleaning three or more times a day of the elevators and common areas
- Outside maintenance team extra cleaning of door handles.
- EnvironMaster sanitizing elevators and common areas weekly for at least the next 6 months.
- All Le Trianon personnel wear masks.
- A table has been placed in the lobby for food, newspaper, and other deliveries.
- No non-essential contractors or workers.

- A hand washing reminder was posted very early in the pandemic.
- Notices were hand delivered to each unit with the above information, including the necessity of wearing a mask when leaving their unit and keeping them on in the elevators and common areas.
- Le Trianon Board regular and emergency meetings are held via Zoom for social distancing. Unit owners are invited via paper notices posted and the elevator electronic notice board.

Board Member Carmen Romero questioned if there had been any episodes that had been reported. Building Manager Aissa Duverger advised there had been Incident Reports filed about 2 Renters that were not using the required masks,

Continued on page 3

stellar
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Board Meeting (cont. from page 2)

as well as 2 FedEx men and 1 order delivery man. Also, a substitute mailman was not using a mask. Carmen recommended to give them a warning.

Ms. Duverger advised we need to set up a Fine Committee made up of non-Board members of the Le Trianon community. Carmen said we need a definite plan. A verbal Warning, then a letter from the Manager, then a fine. If still no response we should refer to our attorney to write a letter. Monie advised the unit owner should be responsible for any attorney fees and we have the ability to place a lien on the unit if necessary. (Mimi missed some after this as she lost her internet connection again)

Board Member Carmen Romero stated that if you come from another state you must be in quarantine for 14 days in addition to wearing a mask.

Treasurer Gustavo Lopez made a motion that a mask must be worn by health providers, housekeepers, anyone who enters the building and all residents and staff in the elevators and common areas.

Much discussion follows with both Board Members and participant residents joining with differing opinions. Juan Dominguez, President, requested to add contractors to the allowable entrants. Board Member Carmen Romero recommended a written policy should be written and handed to any entrant to the building. Vice Treasurer Maggy Cuesta advised we notify the owners/residents

that they are directly responsible to ensure a mask is worn by any of their guests, friends, relatives, contractor, anyone there to see them or work in their unit.

There was additional discussion regarding liability and legal coverage if someone contracts the virus, either a building resident/employee or someone else. Board Member Monie Day pointed out that our Building Manager must approve any work done in the building.

François Pearson, Vice President, indicated we must guard against micromanaging. If you bought a condo unit you are agreeing to live with 111 other units. It would be difficult to prove anyone contracted the virus here at our building rather than another location.

Treasurer Gustavo Lopez restated his motion: To approve allowing in our building, as long as they have permission from the unit owner and that they wear a mask,

emergency workers, housekeepers, friends, relatives, health providers, emergency and regular contractors and anyone else that enters the building. The motion was seconded by Vice President François Pearson and agreement was unanimous.

Aissa Duverger, Building Manager, will prepare a Notice. The Front Desk will give a verbal courtesy warning that a mask must be worn when entering the building, in addition to the notice already posted on the door. Maggy Cuesta, Vice Treasurer, reiterated a Fine Committee is needed.

Gustavo Lopes, Treasurer, made a motion to adjourn the meeting at 9:15PM. The motion was seconded by Vice Treasurer Maggy Cuesta. Agreement was unanimous.



Commissioner Eileen Higgins
District 5



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Reminder of Pool Rules and Regulations

Dear Property Owners and Residents,

During the past weekend several incidents have occurred in the pool, which **will no longer be tolerated**. I will not go into detail on all the incidents; however, we are letting you know that there are rules and regulations, which are not being followed and need to be addressed. As a reminder, here are the rules and regulations for the pool; **highlighted in red are the ones been abused by some:**

SWIMMING POOL

- Pool hours: From 7a.m. to 8p.m., daily; In the Summer, pool hours can be extended until 9p.m.
 - Maximum pool capacity: 19 persons inside the pool at one time. **(Due to covid-19 the maximum amount of people inside the pool at one time is 9)**
 - Maximum pool & pool deck capacity: 30 persons total. **(DUE TO COVID 19, the maximum amount of people on the pool deck is 11) maximum pool & pool deck 20 at one time.**
1. Persons using the swimming pool do so at their own risk. There is no life guard on duty. Children under 12 years of age, and older ones who cannot swim, must be accompanied at all times by an adult.
 2. Everyone must shower before entering the pool.
 3. **Infant in diapers or training pants are not allowed in the pool.** Water from portable pools used for infants must be emptied in the shower drain, not the pool.
 4. **For the protection of all pool users, persons with skin rashes or other skin conditions are not permitted in the pool.**
 5. Tanning lotions, oils and creams, and hair accessories must be removed before entering the pool. Pool furniture must be covered with a towel or clean clothing when being used. **(Due to**

covid-19 remember to clean/disinfect lounge chairs after each use.)

6. Persons using the pool must wear proper bathing attire and wear appropriate covering and footwear in the Lobby, halls, elevators and other common areas.
7. Animals or pets are not allowed in the pool area.
8. Food and beverages are not allowed in the pool or pool deck area.
9. Smoking is not allowed in pool area.
10. Furniture may not be removed from the pool area.
11. Radios must not be played at a volume which disturbs others.
12. Cooking on grills, stoves, or other means is not allowed in the pool area.
13. All noise must be kept at a reasonable level and in consideration of the Condominium residents near the pool and nearby neighbors, cease entirely by 6:00 p.m.
14. To avoid risk of injury, all diving, running, throwing footballs, baseballs, frisbees, rubber balls or toys, as well as all "horseplay", is prohibited in the pool area. Bicycles, surfboards, skateboards and skates are not allowed in the pool area.

15. Surfboards, inflatable pools, balls, floats and other toys are not allowed in the pool. **Life saver rings hanging on the building walls are for emergency use only.**
16. Residents may have a maximum of four guests or visitors (adults and/or children) using the pool at any one time during the week and three on weekends and holidays. Pool guests/visitors must be accompanied by the resident at all times.
17. The security person has the right to ask any person(s) breaking these rules or conducting themselves in an improper manner to leave the premises.

Also, note that, the tables and chairs will be removed from the pool deck to prevent eating and drinking at the pool. A 6 feet tape will be used between lounge chairs to help with social distance.

The above and other rules in the Condominium Documents will be strictly enforced and violations will result in suspension of pool privileges.

Thank you.

Aissa Duverger, Manager

Le Trianon Condominium Assoc., Inc.



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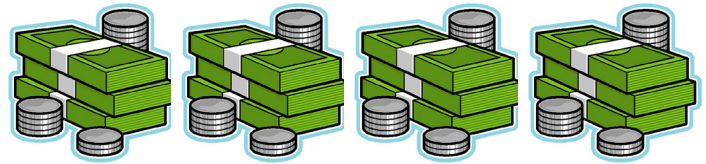
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TREASURY REPORT for the Month Ending May 31, 2020

BANK BALANCES AS OF MAY 31, 2020

Banco Popular

Checking (Operating) 105,788.32
 Contingency 141,805.29

Ocean Bank

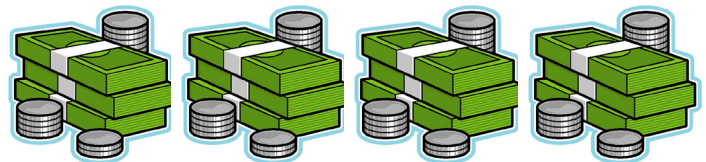
Reserve 18,901.78

Revenues	Actual	Budget	Variance
Assessments			
Income	407,938.51	411,666.65	(3,728.14)
Interest income	179.17	100.00	79.17
Late charge income	525.00	291.65	233.35
Member parking	6,405.00	6,375.00	30.00
Non member parking	570.00	833.35	(263.35)
Bonus Xmas.			-
Other income	34,558.00	2,583.30	31,974.70
Total Income	450,175.68	421,849.95	28,325.73
Expenses	446,639.19	421,893.80	(24,745.39)
Net budgeted revenues and expenses	3,536.49	43.85	3,580.34

Uncollected Maintenance As Of May 31, 2020

1A UNIT- \$2184.39
 1B UNIT- \$1543.75

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



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