



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 15 Issue 9

March 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

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Miami Beach, FL 33140
LetrianonCondominium@
outlook.com



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Manager's Report

1. All of the known water leaks into the basement floor have been sealed. Great effort by our Maintenance team.
2. Thirty (30) bumpers have been replaced in the lower basement parking area.
3. We met with our lawyers handling our \$9 million hurricane damage claim. The Vice President is scheduled to be deposed by the Insurance lawyers at the end of March. We will keep you informed.
4. We met with FPL, Thyssenkrupp and our electrician to try to find ways to reduce or eliminate troubles caused by Phase Loss on our new elevators. Although, we do not believe that failure was caused by an electrical problem, FPL is recommending that we install surge protectors near each one of the elevators disconnects. The electrician did some research and gave us a quote to install all 4 protectors for \$2600.00. We are asking the Board for approval to go ahead and start the job immediately. We also contacted our insurance agent and opened a claim for the amount paid to Thyssenkrupp in order to replace the part that was burnt. The insurance claim will be under the broiler and machinery policy and an adjuster will be sent to the property to investigate. We will keep you informed of the outcome.
5. We had our Lobby floors cleaned, waxed and brushed and it looks great. We also had a part of the basement polished in order to remove the big white stain from the years of water residue coming through the basement walls.
6. An additional flood light has been added within the lobby parking area for security reasons.
7. We've ordered the intercoms for the backyard and the lobby. They've arrived and will be installed by the end of the week.
8. On 2/21/2020, Red Hawk was installing a sprinkler pipe as part of the list of deficiencies from our yearly inspection. Unfortunately, when they turned the water on to the building a new flow switch broke causing a significant amount of water to run from the 7th floor East tower to the lobby. Our front desk employee, called the President to inform of the situation. Juan Dominguez along with Eladio Vazquez (owner), Patrick Timothy (renter) and Robert Day (owner) removed the excess water by using squeegees to dry the floors. Juan Dominguez and us are really thankful since they were the only ones who offered to help during this emergency situation.

Le Trianon Condominium Association Board Meeting

Wednesday, January 15, 2020

Place: Le Trianon Condominium, 6061 Collins Ave., Miami Beach, FL
Present: Juan Dominguez – President; François Pearson – Vice President; Gustavo Lopez – Treasurer; Maggy Cuesta – Vice Treasurer ; Mimi Pambrun – Secretary; Carmen Romero – Board Member; Monie Day McCool – Board Member. **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. Mr. Dominguez welcomed our newest Board Member, Monie Day McCool.

The Minutes for the Board Meeting of Wednesday, December 11, 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 Treasurer’s Report (see report on file for details). Treasurer Lopez advised there is a total of \$178K balance in the Assessment Account.

Again, we have NO unpaid maintenance or assessment fees! 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 advised the imitation owls have been placed in the upstairs outside parking area. In addition, a second recycle bin has been installed. Ms. Aimara Sanchez, our new security desk person has been hired for the evening hours.

3. Ms. Duverger provided an update on the pool railing. Some repair is still needed for the gate by 4F; a couple holes need to be filled in, all of which should be finished shortly. Ms. Duverger is following up and no check will be issued until the job has

been completed to our satisfaction. The fountain refurbishing is ongoing.

4. Recovery of revenue court case for the hurricane claim is still in process. Ms. Duverger spoke with our attorneys in late December and they had advised they would get back with us in January. Ms. Duverger is following up.

5. On Tuesday, January 7 an elevator was disrupted due to a power surge, according to ThyssenKrupp and the cost to repair is approximately \$34K. Ms. Duverger questioned TK why this was not covered under our equipment guarantee. TK contends that it was FPL at fault and the particular part was not covered. The parts need to be ordered with half of the cost as down payment before the order can be put in. As we cannot do without the elevator, we ordered the part. Ms. Duverger called FPL to obtain a report of any surges and was advised we must submit a claim. On this past Tuesday FPL met with President Juan Dominguez and Building Manager Aissa Duverger. They will send an expert in this type of issue to advise what we need to do to prevent this from happening again. FPL also informed us that if they are at fault they will pay for the repairs and if they are not at fault they will write us a letter including the full details. As

an aside, Ms. Duverger advised that the contract with TK says all parts for the elevator are manufactured in Germany but we found some parts with China imprinted on them. We will keep you apprised of the situation.

6. Board Member Carmen Romero advised there are no security camera on the RD and only one small one in the Gym. Ms. Romero suggested installing two cameras on the RD to facilitate monitoring on this much traveled public area of the building. Ms. Duverger will check with our camera company when they come in January for our maintenance check.

7. Board Member Monie Day McCool requested a paddle/surfboard rack be installed in the back courtyard instead of the basement, perhaps freestanding using concrete. Ms. Day will check with La Gorse as to how theirs is constructed.

8. The Board also discussed installing ramps to access the beach for our older residents.

A motion was made by Board Member Carmen Romero to adjourn the meeting at 8:43 P.M. and seconded by Vice President François Pearson. Agreement was unanimous.



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TREASURY REPORT

for the Month Ending January 31, 2020

BANK BALANCES AS OF JANUARY 31, 2020

Banco Popular

Checking (Operating)	184,993.65
Contingency	114,942.99

Ocean Bank

Reserve	18,897.08
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Revenues	Actual	Budget	Variance
Assessments income	69,093.83	82,333.33	(13,239.50)
Interest income	34.33	20.00	14.33
Late charge income	150.00	58.33	91.67
Member parking	1,295.00	1,275.00	20.00
Non member parking	210.00	166.67	43.33
Bonus Xmas.			-
Other income			-
Total Income	70,783.16	83,853.33	(13,070.17)
Expenses	88,055.87	84,378.86	(3,677.01)
Net budgeted revenues & expenses	(17,272.71)	525.53	16,747.18)

UNCOLLECTED MAINTENANCE AS OF JANUARY 31, 2020

1A	\$2,964.00
1B	\$1,543.75
2D	\$3,952.00
1E	\$1,543.75
1F	\$3,211.00
Total Uncollected Maintenance as of JANUARY 31, 2020	\$13,239.50

**The overage is due to the elevator and alarm maintenance billed quarterly.*

A MESSAGE FROM THE MANAGER

This is a final reminder to all residents regarding the procedure to reserve the elevators. In order to reserve the elevator, a deposit in the amount of \$250.00 needs to be delivered to the office prior to the delivery date. Also, residents wanting to get rid of furniture must reserve the elevator and paid the deposit. Notice must be given 48 hours in advance of the delivery date. You can now access the website and reserve the elevator online, however the manager will approve it once the deposit has been paid. If you fail to do so, the deliveries/pickups will be denied entrance to the elevators. Remember, these are brand new elevators and we need to take care of them. If we don't, no one will.

Parking:

It has come to my attention that some residents have been parking in other residents' spaces without authorization in the basement garage. As per the rules and regulations:

- Only one parking space is assigned to each apartment.
- Vehicles parked outside of their assigned parking space are subject to immediate towing, at the owner's risk and expense.
- Each parking space assigned as an appurtenance to a particular unit may be used only by the unit owner or lessee of such unit, except when the unit owner has given written permission for use by another unit owner, lessee or guest. (copy must be filed with the manager's office).
- Every unit owner and lessee shall comply with this rule and regulation. Failure of unit owner or lessee to so comply shall be considered a violation and may incur a fine.

The decorating committee met on March 10th and will be removing the entertainment center from the cardroom. There are a few items inside that belong to some residents. Please go by the cardroom and pick up your items by the end of the month.



Commissioner Eileen Higgins
District 5



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