Le Trianon Tribune

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 15 Issue 5 November 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*

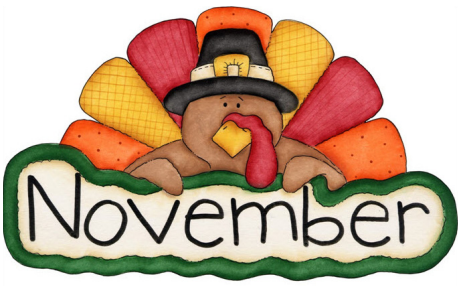
IMPORTANT #'S

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 – October 23, 2019

1. Juan Dominguez and myself attended the Miami Beach Condo and HOA expo. We attended a 40-year Recertification class which was very informative. I also reached out to some vendors to come to the building for quotes on pending projects such as impact doors for the RD.
2. We hired a new employee for our maintenance staff. His name is Rene Infante and he has over 12 years of experience in the maintenance field.
3. I ordered a sample uniform shirt for Israel. It has been shipped, once we receive it, a decision will be made based on the quality of the fabric.
4. The elevator's theme has been changed to a Halloween theme. I received complaints from a couple of residents regarding the volume of the Halloween song which I was able to adjust. Come check them out if you haven't done so already!
5. The scissor lift for the property broke. Last week, we were able to tow it away since it couldn't be fixed. This is a valuable tool for the property because Ariel has been able to save thousands of dollars during the past 6 years on projects such as: replacing the draining pipes from the upper and basement garage, removal of loose concrete spall in the upper garage, etc. The rental rate for a scissor lift is around $129.00 per day or $511.00 per month depending on the length of the job. Also, we will save money by providing it to outside companies rather than to have them rent it and charge us for it. We have received a quote to purchase a scissor lift from Salco. I have attached them for your review.
6. The drainage issue in front of the building has been solved. The wells were cleaned and no overflowing has happened since.
7. We are shopping around for property insurance. We met with USI an insurance agent with over 1000 properties, most of them around the area. They will get us a quote before the budget is sent out so we can compare with what we are currently being offered which is an increase of 7.5%.

Le Trianon Condominium Association Board Meeting

Wednesday, September 25, 2019

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

Present: Juan Dominguez – President Gustavo Lopez – Treasurer; Eduardo (Eddy) Clavijo – Vice Treasurer; Mimi Pambrun – Secretary; Maggy Cuesta - Board Member. **Absent**: François Pearson – Vice President Carmen Romero – Board Member. **Guests**: Aissa Duverger, Le Trianon Building Manager; Adrian Gonzalez, Candidate for Miami Beach Commissioner; see sign-in sheet for Le Trianon residents and guests.

Prior to opening our Board meeting, President Juan Dominguez introduced Adrian Gonzalez, a Candidate for Miami Beach Commissioner. Mr. Gonzalez, hereditary owner of David's Café, discussed his background as born and bred on Miami Beach and his position on several issues facing our city. If you would like to learn more about Mr. Gonzalez, his initiatives and vision for Miami Beach, go to Adrian@AdrianGonzalezMB.com or Facebook.com/AdrianforMiamBeach or call 786.600.5655.

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

Minutes for the Board Meeting of Wednesday, July 24, 2019, were read by Mimi Pambrun, Secretary. Motion to approve the Minutes was made by Gustavo Lopez, Treasurer and seconded by Eddy Clavijo, Vice Treasurer. Agreement was unanimous.

1. Gustavo Lopez, Treasurer, provided the Treasure's Report (see report on file for details). We have NO unpaid maintenance or assessment fees! Great job all!
2. Building Manager Aissa Duverger presented her Manager's Report. See report on file for details. Following the resignation of Hernan Arbelaez, we have hired a new security person, Janis Valverde. In addition, Yeimer Gonzalez from Maintenance, has left to join Amazon. We are now looking for a new maintenance person to replace him.
3. Aissa Duverger, Building Manager, provided an update to the Elevator and Fire Alarm system projects. On August 6th we passed all tests for all elevators and have received our certificates from the City of Miami Beach. The fire alarm system is currently being tested.
4. Juan Dominguez, President, advised The Loss Recovery Group, whom we hired to represent us to recover additional hurricane damage renumeration from our insurance company, will depose Vice President François Pearson on November 19. Per Mr. Dominguez, our adjuster company estimates we are due $9M and our insurance company says at most $236K. As our deductible is
5. $1M we need at least $2-3M to make it worthwhile to pursue the case. If you have any questions concerning this matter, please see either a Board Member or Building Manager Ms. Aissa Duverger in the office.
6. Building Manager Aissa Duverger and the Board discussed our Red Hawk Fire Alarm and Sprinkler Contract. In prior years we have had two different companies; one for the fire alarm detection system and one for the sprinkler system.

Ms. Duverger has not only made arrangements for Red Hawk to manage both systems but has negotiated the contract down from $8K per year for 5 years to $7,200 per year for 5 years. This includes regular maintenance, yearly testing of the systems and any auxiliary maintenance requirements. The daily monitoring contract will be $420 per year with the first year free. Gustavo Lopez, Treasurer, made a motion to approve the contract. It was seconded by Vice Treasurer Eddy Clavijo and agreement was unanimous.

7. Building Manager Aissa Duverger discussed the RD pool entry ramp, railings, and front walk that need replacement. The cost of $8,190 is already included in the current assessment so will not be a regular budget expense nor any additional cost to the unit owners.
8. The Board and Ms. Duverger discussed the drain in front of the building that often overflows during heavy rains or King Tides. Maintenance Manager Ariel Miranda investigated the situation and found there are two wells as part of the drainage that have never been cleaned out and is contributing to the flooding. Ms. Duverger checked with the City of Miami Beach and they advised it is on our property and thus our

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Board Meeting *(cont. from page 2)*

responsibility for the upkeep. We have one bid for $4,200 to clean it out. Ms. Duverger will secure a second bid. Board Member Maggie Cuesta made a motion to approve the cleaning of the drain. The motion was seconded by Vice Treasurer Eddy Clavijo and agreement was unanimous.

9. Ms. Aissa Duverger, Building Manager, and the Board discussed the work of the staff just prior to a hurricane and residents that ask for or require assistance in closing their shutters. Due to the number of windows/shutters in different unit configurations, it takes more effort and a longer period of time for units A (7 panels) and F (6 panels) than for B & C which have only 2 panels. The charge of $100 for all unit types does not seem fair. In addition, some of the shutters have not been kept in good repair/ serviced regularly and have been very difficult to manage. The shutters are supposed to be inspected by the building staff and a contractor once a year, in April, to make sure they are all in good working order. If the shutters need servicing/repair, it is incumbent on the owner to fix them prior to the beginning of hurricane season. The Board decided to charge $100 for the smaller units and $200 for the two larger units, and if the resident also requires items be moved in from the balconies it will be an additional $50. We do NOT open the shutters or take items back out to the balconies after the storm has passed. Also, the money collected belongs to Le Trianon not to the employees as the work is done on company time.
10. A resident asked if the front desk and other staff could have uniforms. The resident said other buildings had suit and tie requirements or at the very least white shirt and tie. The Board suggested polo or T-shirts with our logo. The building would pay for the shirts with a minimum of 3 or 4 shirts per staff member. The Board decided to discuss further before making a final decision.
11. A resident requested we replace the push button squawk box at the back door to communicate with the front desk in an emergency. The Board agreed. Building Manager Aissa Duverger will take care of arrangements.
12. Another resident asked about the painting of the outside of the building. The Board knows the building needs to be painted. The Board advised we are currently repairing some of the balconies and we will likely have some tie rod issues to be done prior to painting. The building was built in 1982 and our 40-year assessment is due in 2022. To paint the building now would require another assessment and the current one has not yet been paid off. We will paint the building in association with our 40 year assessment.
13. A motion was made by Eddy Clavijo, Vice Treasurer, to approve the purchase of Unit 5F. The motion was seconded by Gustavo Lopez, Treasurer. Approval was unanimous.

A motion was made by Treasurer Gustavo Lopez to adjourn the meeting at 9:23 P.M. and seconded by Vice Treasurer Eddy Clavijo. Agreement was unanimous.

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Message from the Manager

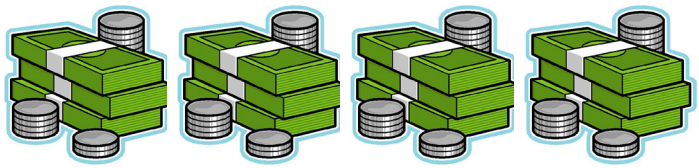
Lately, I have noticed some pet owners walking their dogs through the common areas, specifically the lobby area. Please, remember that as per the Rules and Regulations, paragraph 7, Pet's Section: Pets must be carried firmly in hand or in a cage when passing through the common areas. Failure to comply will result in the following: First time- a formal warning will be sent to the owner, Second time- A $50.00 fine will be assessed to the owner. Third time and all other subsequent times, a $100.00 fine will be assessed to the owner.

Also, I would like to remind you that the maintenance assessments are due on the first of every quarter (January 1, April 1, July 1, October 1). Maintenance fees are considered late if received at the Association office after the 10th day of the quarter. Maintenance payments received late are subject to a late fee in the amount of $25.00. Each unit owner shall be individually responsible for the payment of maintenance assessment against his unit, and for the payment of reasonable attorney's fees and costs incurred by the Association in the collection of sum due and the enforcement of any lien held by the Association.

In order to use the BBQ nearby the pool area, the following steps should be followed:

1. A $20.00 deposit is required at reservation.
2. To be used on first come-first served basis.
3. BBQ may be used from 8am to 8pm every day.
4. Leave BBQ's clean.

Violators of these steps will be restricted from using the barbecues.



TREASURY REPORT for the Month Ending October 31, 2019

BANK BALANCES AS OF OCTOBER 31, 2019

Banco Popular

Checking (Operating)	146,680.94
Contingency	124,404.41

Ocean Bank

Reserve	18,887.56

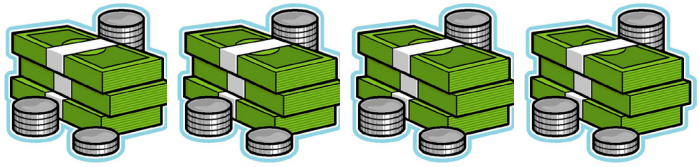
Revenues	**Actual**	**Budget**	**Variance**
Assessments Income	810,118.80	823,333.30	(13,214.50)
Interest income	317.69	167.00	150.69
Late charge Income	750.00	416.70	333.30
Member parking	13,055.00	12,750.00	305.00
Non member Parking	1,752.00	1,666.70	85.30
Bonus Xmas.			-
Other income	4,829.82	5,250.00	(420.18)
Total Income	830,823.31	843,583.70	(12,760.39)
Expenses	855,595.72	843,584.00	(12,011.72)
Net budgeted revenues and expenses	(24,772.41)	0.30	(24,772.11)

UNCOLLECTED MAINTENANCE AS OF OCTOBER 31, 2019

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 October 31, 2019	$13,214.50

The overage on the expense account is due to November's Insurance charged to October's bank statement.



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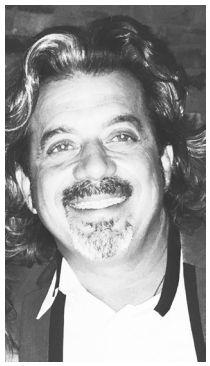

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