



# LE TRIANON TRIBUNE

*A Monthly Newsletter for the Residents of Le Trianon Condominium*

Volume 16 Issue 4

October 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. The old columns protectors project in the upper garage is 90% completed. This was done to protect the columns from corrosion and for any damaged caused by a car while trying to park.
  2. The RD bathrooms are being renovated. They should be completed by next week. Thank you to Maggy Cuesta and the Decorating Committee. They will look so nice when done!
  3. Le Trianon residents can enjoy the following new services with our renewal package:
    - 250 Mbps Premier Internet Service with home Wi-Fi (equipment is included)
    - More TV Package with over 300 channels including local broadcast and High Definition.
    - One TiVo HD Digital Video Recorder (DVR)
    - One High-Definition Digital Adapter
    - One (1) Wireless Gateway
    - Wire Maintenance Plan.
- You should contact Atlantic Broadband to make the changes no later than September 11, 2021.
4. We would like to thank all of you who donated for Scarlett's fund. We were able to collect \$6400.00 and a check was given to Scarlett's older son. Thanks again!
  5. Abraham Soriano will be working on the weekends permanently now.
  6. Our maintenance team is repairing some of the East tower exit doors.
  7. Also, maintenance is repairing the broken pavers from the ramp.
  8. The RD bathrooms did not have hot water but with the help of our maintenance team we are able to enjoy hot water in our brand-new RD bathrooms



## Le Trianon Condominium Association Board Meeting

**Wednesday, June 17, 2020**

Conducted via Zoom due to Covid19 Virus

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

Present: Juan Dominguez – President ; Gustavo Lopez – Treasurer ; Maggy Cuesta – Vice Treasurer ; Mimi Pambrun – Secretary; Carmen Romero – Board Member; Monie Day – Board Member; Absent: François Pearson – Vice President

The Minutes for the Board Meeting of Wednesday, May 11, 2020, were read by Mimi Pambrun, Secretary. Motion to approve the Minutes was made by Board Member Carmen Romero, and seconded by Maggy Cuesta, Vice Treasurer. Agreement was unanimous.

1. Gustavo Lopez, Treasurer, provided the Treasure’s Report, which was read by Building Manager Aissa Duverger (see report on file for details). Currently, we have only one A-Unit that is paying its unpaid Maintenance in payments and one B-Unit owned by a bank which has been sent to our attorneys to pursue payment. Thank you to the rest of our owners for being so prompt and responsible!
2. Building Manager Aissa Duverger presented her Manager’s Report (see report or monthly flyer on file for details). Ms. Duverger advised we have renewed our Atlantic Broadband contract for three years. This will include upgrades including increased internet speed to 250mpbs, additional 100 TV Channels from 180 to 280 channels and our legacy DVR will be replaced with TIVO HDDvr with Voice Remote. In addition, while negotiating the contract Aissa and President

Juan Dominguez found an error on the contract, ultimately saving the Association over \$10,000 over the term. Board Member Monie Day question when the new contract takes effect. Ms. Duverger advised 90 days. We should be able to get TIVO by September 1<sup>st</sup>.

3. Please see the Manager’s Report for other improvements like the upgrade to the Card Room, our windstorm insurance claim and other projects and improvements.
4. The Board, Building Manager, Aissa Duverger, and some residents discussed the pool and bar-b-que arrangements due to Covid 19. For example, Board Member Monie Day questioned if her 4 independent children that do not live with her are considered residents or visitors? The other Board members advised that Yes, they are considered guests as they do not actually live here in the building. A resident expressed the opinion that adults should behave in a responsible manner and supervise their children. It was determined that the previous maximum of

29 people at the pool be lowered to a maximum of 15, remove the tables, perhaps some of the chairs and lay down social distancing tape lines to assist residents and their guests in adhering to the new rules necessitated by the virus.

5. The Board also discussed the hiring of additional security for the pool and backyard area for holiday weekends, including this weekend, Father’s Day, the 4<sup>th</sup> of July, and Labor Day. President Juan Dominguez advised the additional security from 10a-8p costs about \$500 per weekend, well worth the price. In addition, Ms. Duverger will write up the pool and bar-b-que/backyard rules and distribute to the building residents.
6. A motion was made by Carmen Romero, Board Member, to approve a 12-month lease for Unit 4E and seconded by Monie Day. Approval was unanimous.
7. Board Member Monie Day suggested we stock aluminum

*Continued on page 3*

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**Board Meeting (cont. from page 2)**

pan for the bar-b-que coals. She buys them from a big box store for about \$2 per pan and they come in packages of 10/12. Once you are finished with the coals, you let them cool, douse with water, and throw them away. Very easy and neat. Monie also questioned how much it would be to install another bar-b-que unit on the other side of the yard as the current ones are often already being used. Manager Aissa Duverger advised she will check on the cost of both adding and replacing some of the existing ones as they are worn out from heavy use.

- 8. Maggy Cuesta, Vice Treasurer, advised she will be ordering the present from Macy’s using her discount.

A motion was made by Treasurer Gustavo Lopez to adjourn the meeting at 9:05 P.M. and seconded by Board Member Monie Day. Agreement was unanimous.

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## Treasury Report For The Month Ending August 31, 2020

**BANK BALANCES AS OF AUGUST 31, 2020**

**Banco Popular**

Checking (Operating)	\$89,960.00
Contingency	\$151,918.00

**Ocean Bank**

Reserve	\$18,906.48
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Revenues	Actual	Budget	Variance
Assessments income	652,180.89	658,666.64	(6,485.75)
Interest income	303.42	160.00	143.42
Late charge income	775.00	466.64	308.36
Member parking	10,185.00	10,200.00	(15.00)
Non member parking	1,170.00	1,333.36	(163.36)
Bonus Xmas.			-
Other income	35,361.50	4,133.28	31,228.22
<b>Total Income</b>	<b>699,975.81</b>	<b>674,959.92</b>	<b>25,015.89</b>

Expenses	671,684.68	675,030.08	3,345.40
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Net budgeted revenues and expenses	28,291.13	70.16	28,361.29
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**Uncollected Maintenance As Of August 31, 2020**

1A Unit	\$2,964.00	Making Payments
1B Unit	\$1,543.75	Under Foreclosure
1D Unit	\$1,976.00	Already Paid as of 9/16/20

Total Uncollected: \$6,485.75

Commissioner  
**Eileen Higgins**  
District 5

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COVID-19 RELIEF

See a full list of relief programs for individuals and businesses at [bit.ly/covid19reliefprograms](https://bit.ly/covid19reliefprograms)

BE ELECTION READY

Election Day is **November 3, 2020**. Update your voter registration & request a Vote By Mail ballot at [bit.ly/mdcelections](https://bit.ly/mdcelections)

STAY INFORMED

Text **DISTRICT5** to **42828** to receive a weekly update from Commissioner Higgins and the D5 team

EVERY VOTE COUNTS

VOTE

AMERICA

NOVEMBER 3RD



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**NOV. 3**


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**Punch #57**



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