



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 14 Issue 10

April 2019

ASSOCIATION OFFICERS

President.....*Juan Dominguez*
Vice President *Francois Pearson*
Treasurer *Fabio de la Torre*
Vice Treasurer *Gustavo Lopez*
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



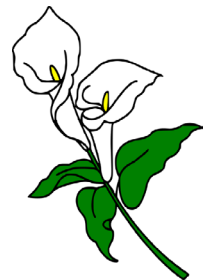
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Manager's Report –March 20, 2019

1. The elevator cameras have been installed as discussed in our last meeting. They are recording live but the DVR is located at the East tower machine room.
2. Red Hawk (Sprinkler Department) finished working on all the deficiencies from the last fire sprinkler inspection report.
3. Red Hawk (Fire Department) it's done with the speaker installation inside the units. Also, the fire inspection is completed on both towers. The technicians are working on testing the installed speakers this week. They need access to the units in case they find a problem with a speaker.
4. The elevator interior for cab#2 was finished today. We are still waiting on the pad to cover the front wall of elevator #1. I spoke to the cab design company and it was delivered this morning to them. They will be here this week and install it for elevator #1.
5. I have received some complaints about residents storing their bicycles, beach chairs and umbrellas in front of their parking space, mostly in the basement level. I have contacted a couple of residents and they have removed them as asked. I will be sending a notice to all residents to remove anything that doesn't belong in front their parking space. If a bicycle is being stored in front of their car because of lack of storage, we will need to purchase another bicycle rack. I will also ask the residents who have bicycles stored in the existing racks to label them with their name and unit number. We will remove any bicycle that is not labeled by the end of the month.
6. One exit door from the 15th floor east tower was installed this week.

Death Announcement

I am extremely sorry to inform you that our beloved neighbor and long-time Treasurer of the Board of Directors, Fabio de la Torre, passed away yesterday, Tuesday, April 16th while being hospitalized at Mount Sinai. We would like to offer our sympathy to Margarita de la Torre (his wife) and their two kids Ana and Vicente. The family will advise when services will be held. He will be missed by all. May his soul rest in peace.



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We contacted Popular Bank and inquired about online payments. We have great news! We will be able to start accepting online payments through ACH transactions at no fee. Also, if you'd like to start accumulating miles by paying your maintenance or special assessment with a credit card, you can do that too, however a fee will apply. If you are interested in knowing more please contact the office at: letrianoncondominium@outlook.com or by phone at 305-861-9574.



Le Trianon Condominium Association Board Meeting

Wednesday, February 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, January 23, 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 \$14,821 uncollected, a total of \$9,881 has already been collected, leaving a balance of only \$4,940 outstanding. The two remaining units should be paid by next week.
2. Aissa Duverger, Building Manager, presented her Manager's report (see report on file for details). Ms. Duverger advised that fire inspections for the West Tower units will begin February 21st and are expected to last for approximately one month. Following, will be the Common Areas then the East Tower.
3. In our last board meeting, Aissa Duverger, Building Manager, had advised that one of our current banks, Ocean Bank, would be shortly charging us a service charge to keep our account there and the board had agreed to close that account and transfer the funds. When Ms. Duverger went to Ocean Bank to close

Continued on page 3

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Board Meeting (cont. from page 2)

the account, the Bank Manager advised they would not charge us if we kept our account with them. Ms. Duverger spoke with our Treasurer, Fabio de la Torre, and he advised it would be best to keep more than one bank for our accounts provided there were no extraneous charges. A motion to approve keeping the account at Ocean Bank was made by Board Member Carmen Romero and seconded by Board Member Maggy Cuesta. Agreement was unanimous.

4. With the installation of two of our new elevators, there has already been some minor damage inflicted by the presumed moving of large objects to a unit. Unfortunately, with no proof, we are unable to charge the unit owner for the damage. As a result of this circumstance, the board discussed the installation of temporary cameras for an additional \$800 in the new elevators until the entire project has been completed and the permanent cameras installed. This, in addition to pictures taken via cell phone, will enable our Front Desk personnel to document any damage and hold the unit owner or company responsible. A motion was made by Vice President François Pearson to approve the temporary cameras and seconded by Carmen Romero, Board Member. Agreement was unanimous.

5. In addition, the board discussed deposits for both construction and In/Out moves, as well for the movement of single

large objects such as stoves, refrigerators, and the like. The board discussed the existing refundable \$500 deposit for construction and In/Out moves and a new refundable \$250 for large objects and a 48 hour notice by the unit owner/renter. As we already have the \$500 deposit for construction and In/Out moves, a motion was made to institute the 48 hour notification and a \$250 refundable deposit by Maggy Cuesta, Board Member, and seconded by Vice President François Pearson. Agreement was unanimous. Ms. Duverger will compose a memo for unit owners/renters as well as a separate one with instructions for our staff.

6. A motion was made by Carmen Romero, Board Member, to approve a 6-month/1 day lease for Unit 8B, a lease for 9B, and the purchase of 22C. The motion was seconded by Maggy Cuesta, Board Member. Approval was unanimous

7. Board Member Carmen Romero brought up the subject of

shopping carts and that there had been none in the West Tower basement for the last two days. There have been incidents of residents leaving the carts in the elevator, in the main floor lobby, or in the lobbies of the basements rather than returning them to their proper location. The board discussed that the new VCRs will have more memory, up to a month, and the staff will have better information so fines can be appropriately levied.

8. Resident Dinora Dominguez requested the board consider a speed sign and additional bumper(s) for the upper parking area to help control the high speed of some of the cars entering the area. The board discussed and agreed it was an excellent and cost effective idea.

A motion to adjourn the Board Meeting at 8:50 P.M. was made by Board Member Maggy Cuesta and seconded by Board Member Carmen Romero. Agreement was unanimous.



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Earth day April 22, 2019

- On April 22, 1970, the first Earth Day was celebrated.
- Today Earth Day is the largest secular observance day in the world, celebrated by more than 1 billion people every year.
- 2020 marks the 50th anniversary of Earth Day.
- Over 193 countries around the world celebrate Earth Day.
- Earth Day was founded by Gaylord Nelson, he was a US Senator at that time.
- The first major international conference on environmental issues was held in 1972 in Sweden and UN sponsored it.
- The ringing of the Peace bell given by Japan is one of the highlighting moments on the annual Earth Day ceremony in UN. The bell is made from coins given by school

Earth Day Fun Facts

- children to further peace on Earth.
- Earth Day led to the creation of the Environmental Protection Agency (EPA).
- The shade and wind buffering provided by trees reduces annual heating and cooling cost by 2.1 billion dollars.
- The UN officially renamed Earth Day as the International Mother Earth Day in 2009.
- In 2000, Internet was for the first time used as a principle-organizing tool to celebrate Earth Day.
- Earth Day Network works towards increasing awareness about recycling, planting trees and fighting against global warming & climate change.
- Earth Day Flag is also known as Ecology Flag.
- 10,000 Earth Day events are hosted around the world by Earth Day

Network members.

- 2,000 colleges and 10,000 primary and secondary schools participated in the first Earth Day event.
- 1 in every 4 mammals is at the risk of extinction.
- Earth Day led to the passage of Clean Air Act, the water Quality Improvement Act, and the Endangered Species Act.
- 15% of all greenhouse gas emissions are resulted from deforestation.
- 100 endangered species of orchids are planted and maintained in Panama, to prevent their extinction in honor of Earth Day.



Miami-Dade Commissioner

Eileen Higgins

District 5



Our office is here to serve you. For assistance, please feel free to reach out:

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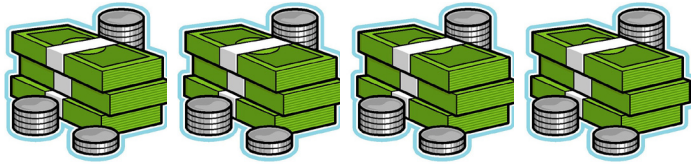
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Treasury Report for the Month Ending February 28, 2019

BANK BALANCES AS OF FEBRUARY 28, 2019

Banco Popular

Checking (Operating)		
78,619.58		
Contingency		98,385.02

Ocean Bank

Reserve		18,878.20
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Revenues	Actual	Budget	Variance
Assessments income	155,651.00	164,667.00	(9,016.00)
Interest income	24.00	33.00	(9.00)
Late charge income	-	83.00	(83.00)
Member parking	2,590.00	2,550.00	40.00
Non member parking	487.00	333.00	154.00
Bonus Xmas.			-
Other income	920.00	1,050.00	(130.00)
Special Assessment Income	-	-	-
Total Income	159,672.00	168,716.00	(9,044.00)
Expenses	173,620.00	168,717.00	(4,903.00)
Net budgeted revenues and expenses	(13,948.00)	1.00	(13,947.00)

UNCOLLECTED MAINTENANCE AS OF FEBRUARY 28, 2019

2 "A" UNIT	\$5,928.00
1 "B" UNIT	\$1,544.00
1 "E" UNIT	\$1,544.00

Total Uncollected Maintenance as of FEBRUARY 28, 2019 **\$9,016.00**

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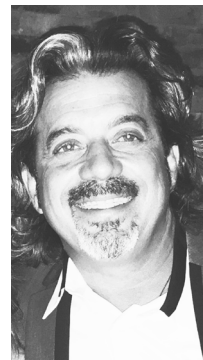
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