



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 16 Issue 10

April 2021

ASSOCIATION OFFICERS

President..... Maggy Cuesta
Vice President Francois Pearson
Treasurer Gustavo Lopez
Vice Treasurer Carmen Garcia
Secretary..... Monie Day
Board Members Carmen Romero
Delano Lalla

PROPERTY STAFF

Property Manager...Aissa Duverger
Head Front Desk.... Israel Castellon
Maint. Supervisor Ariel Miranda

IMPORTANT #'S

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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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THANK YOU

We would like to say "Thank You" to our former Board President, Juan Dominguez for his time and dedication during his two years as President. Board service is one of the toughest volunteer roles of all, and you performed with dedication and tenacity. "Your help and wisdom were really appreciated". You helped improve the building in so many



different ways including: new railings around pool area, fountain refurbished, upper garage columns, supervision of special assessment funds, helped with the approval for RD impact doors, RD bathrooms and Gym, FOBS system, new scissor lift, meetings with Thyssenkrupp and Atlantic Broadband to help solve some of our issues just to mention a few." A famous activist once said, "Wisdom is knowing what to do next; virtue is doing it." You proved to be both wise and virtuous". "Thank you from all of us at Le Trianon. You will be missed".

We would like to Welcome our new Board President Maggy Cuesta. She will be facing new challenges as our President, including our 40-year Re-certification which is one of the hardest. We are very happy you agreed to serve as our new President.

MANAGER'S REPORT – APRIL 14, 2021

1. The gym is open and the bathrooms are done. A new treadmill and a weight station have also been installed. We are waiting on a proposal to fix the broken wooden area for the saunas. The maintenance guys have been working really hard on this project. They installed the rubber floors, changed the ceiling tiles and installed new lights in the bathrooms as well.
2. New RD impact sliding glass doors are now installed. We are waiting for the City inspections to complete the work. In the meantime, Logicom has been working on the installation of two new card readers for both doors to open with the fob system. Both doors have been connected to the emergency generator in case of a power failure. We are hoping to have one working door by next week. Ariel did a ramp since there was a gap in between the doors and the RD floors and he has to fill the concrete to install the tiles that were

Continued on page 2

Manager (cont. from page 1)

removed due to the installation.

3. Both doors, beach and patio, are now connected to the emergency generator to prevent them from been permanently closed in case of a power failure. This was suggested by our maintenance supervisor who also did the job.
4. TK was here and cleaned the selector tapes on all elevators. This was suggested by the foreman when he was here. He said that to his knowledge that was our main problem with the elevators. Since the tapes were cleaned, we haven't had any more problems like before. The selector tapes are supposed to be part of our maintenance program but were never cleaned before. The selector tapes are kind of a wire rod that absorbs the dust and will prevent the communication between the car and the elevator board.
5. Due to Hilton's driveway, our exit and entrance to the building have been blocked lately. I emailed the hotel manager and demanded to have his employees and/or drivers to stop blocking our entrances. I've also threatened with calling the City of Miami Beach Parking Department, the police and even the CEO if it continues to happen. I have noticed less problems since his reply. If this continues a much stronger measure will be taken.



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Le Trianon Condominium Association ANNUAL BOARD MEETING

Wednesday February 24, 2021

Conducted via Zoom due to Covid19 Virus

Present: Francois Pearson-Vice President; Gustavo Lopez-Treasurer; Maggy Cuesta-Vice Treasurer; Monie Day-Secretary; Carmen Romero-Board Member; Carmen Garcia-Board Member. **Guests:** Aissa Duverger, Le Trianon Building Manager, Resident Susan Rossi, Resident Mimi Pambrum. Absent, Juan Dominguez-President.

Francois Pearson-Vice President called the meeting to order at 8:04 PM. Proof of notice has been made and approved and noted. Vice President Francois Pearson requested Monie Day-Secretary to start by reading the minutes of the Annual Board Meeting. The minutes were read and a motion to approve the minutes was made by Gustavo Lopez and seconded by Francois Pearson.

1. Treasurer's Report: Francois Pearson-Vice President called for the Treasurer's report (see report on file) to be read. Maggy Cuesta-Vice Treasurer volunteered to read the report as she had just met with Aissa Duverger-Building Manager, today. The report was read, and a question was raised by Francois Pearson in regard to the \$3000 negative variance. Aissa Duverger-Building Manager will research and report. A motion to approve the Treasurer's Report was made by
2. Manager's Report: Building Manager Aissa Duverger presented her Manager's Report (see report on file or monthly flyer for details). The issue of rules that are not being followed was brought up by Carmen Romero-Board Member. Aissa clarified that it is the same offenders and new renters. Francois Pearson addressed the increase of trash and attributed to possibly the increase in rentals in the building. Also questioned how often we are being assessed the \$150 extra charge by Waste Management due to overfilled bins. Aissa advised that it has been occurring most Monday's

and that over the span of a month it amounts to \$600. The issue of recycling was brought up by Monie Day-Secretary. It is her understanding that recycling is not actually being recycled by Waste Management due to the lack of contract with China. Francois Pearson-Vice President suggested getting a compactor to reduce waste space.

3. Aissa Duverger-Building Manager introduced Susan Rossi, 20-C resident. She and Maria Gutierrez (not present) would like to create a committee to convert the building to an entirely smoke free building. She complained of smelling smoke coming into her unit through the master bathroom and kitchen ducts due to someone in the C line smoking in their apartment for over a year and a half. Even when asked, Mrs. Rossi claims that the offender/offenders do not keep their doors closed while smoking on the balcony. Aissa Duverger advised that the Board of Directors must consent and approve the formation of a committee. Gustavo Lopez-Treasurer advised Mrs. Rossi to draft a letter to the Board of Directors with the other interested parties that share her views. The Board will then establish how to move forward. Mrs. Rossi continued regarding creating a ballot to amend the declarations of the condominium. Aissa Duverger-Building Manager advised that it takes 66.6% of the votes to pass. Gustavo Lopez-Treasurer advised that it equates to 75 votes. Maggy Cuesta-Vice Treasurer advised that it cannot be called a committee but rather a group of people that want to make a proposal to the Board of Directors to form said committee. The Board will discuss it and follow up on the request. Carmen Romero-Board Member asked to wrap up and table the discussion.
4. Old Business: Aissa Duverger-Building Manager gave an update on the RD impact doors. The permits have been approved and the doors have been ordered. The work will begin mid-March on the impact doors. Confirmed that they will be keyless and used with the new fob system. The Gym renovation update was given by Maggy Cuesta-Vice Treasurer. Work should be completed by the end of the week. Except for the flooring and saunas. Ariel will redo the wood on the saunas and a new control for the saunas will be purchased.
5. Old Business: Insurance claim update was brought up by Aissa Duverger-Building Manager. She has twice contact Brian Wisniewski our attorney from Recovery

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Board Meeting (cont. from page 3)

Law Firm and our representation for the hurricane Irma insurance claim. He has not responded so no update is necessary. We have been waiting on a response from the insurance attorneys. Francois Pearson-Vice President received the transcription of the deposition on January 21. He made several corrections and sent it back to our attorney. Then it was submitted to the court reported and sent back for final approval and it was signed off on February 6th.

6. New Business: Aissa Duverger gave an update on the elevators. They are getting worse and people are getting stuck in the elevator more often and they are down more often. We are also having trouble in getting the elevator company to come out on time to repair the elevators causing higher than normal expenses due to overtime hours although a problem is called in earlier in the day. There was a meeting last Thursday with the head of maintenance and his boss along with our new sales rep for Thyssenkrupp. The elevator Max system is supposed to notify them that there is an issue that triggers a service call but in the past year and a half that has never happened. Numerous phone calls, emails and meetings

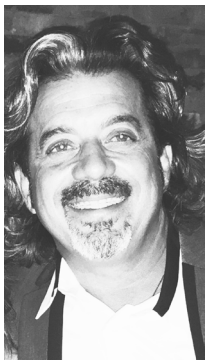
have been spent attempting to find a resolution to the numerous problems. Francois Pearson-Vice President proposed a motion to get our attorneys involved. The motion was seconded by Carmen Romero-Board Aissa Duverger-Building Manager will get in touch with the attorneys and request that a certified letter be sent to the elevator company Thyssenkrupp.

7. With the departure of Juan Dominquez Maggy Cuesta Vice Treasurer and Carmen Romero-Board Member invited Carmen Garcia to be part of the Board of Directors as an interim Board Member. A motion was made by Maggy Cuesta-Vice Treasurer and seconded by Monie Day-Secretary. She graciously accepted. Carmen Romero proposed Maggy Cuesta as interim President. A motion was made by Carmen Romero to accept Maggy Cuesta to interim President. A second motion was made by Monie Day. Maggy Cuesta graciously accepted the position of interim President.
8. Maggy Cuesta mentioned starting to work on our 40-year recertification plan. It was discussed that our engineer be contacted early to get a head start on our deficiencies. Aissa will contact him and get him scheduled. Francois Pearson-Vice President suggested that we vote on committees for the 40-year recertification at our next meeting.
9. Approval of applications:
 - 6D-Rental Two roommates for a 6-month lease. Motion to approve made by
 - 5C-Rental A couple signed for 1 year lease.
 - 7B-Buyer Sister of 7C resident.
 - 11A-Rental 8-month lease.
 - Motion to approve all applications was made by Monie Day-Secretary and seconded by Francois Pearson-Vice President.

A motion to adjourn was made by Francois Pearson-Vice President and seconded by Carmen Romero at 9:25 PM.

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BOARD MEETING

TREASURY REPORT for the Month Ending March 31, 2021

BANK BALANCES AS OF MARCH 31, 2021

Banco Popular

Checking (Operating)	\$40,877.28
Contingency	\$ 150,471.41

Ocean Bank

Reserve	\$18,900.65
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BUDGET



Revenues	Actual	Budget	Variance
Assessments income	244,035.99	246,999.99	(2,964.00)
Interest income	126.30	87.51	38.79
Late charge income	479.82	225.00	254.82
Member parking	3,815.00	3,825.00	(10.00)
Non member parking	1,380.00	500.00	880.00
Bonus Xmas.			-
Other income	2,898.51	1,016.22	1,882.29
Total Income	252,735.62	252,653.72	81.90
Expenses	259,208.61	250,082.55	(9,126.06)
Net budgeted revenues and expenses	(6,472.99)	(2,571.17)	(9,044.16)

UNCOLLECTED MAINTENANCE AS OF MARCH 31, 2021

1(A) Units	\$2,964.00
Total Uncollected:	\$2,964.00

* The overage is due to untaken vacation/sick time paid to employees. Also, we covered 2 weeks pay for Rene when he was absent due to COVID. New FOBS have been bought and some cameras repaired. We paid the balance due for the new gym machines out of Operating but the money was transferred from Contingency. The fire alarm monitoring was paid for the second quarter of the year on the 30th of March and we have unbudgeted money on the fans that were installed in the lower garage to help with the air circulation.







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Tasty and Easy Springtime Recipe: *PENNE WITH CHICKEN AND ASPARAGUS*

Ingredients

- 1 (16 ounce) package dried penne pasta
- 5 tablespoons olive oil, divided
- 2 skinless, boneless chicken breast halves - cut into cubes
- salt and pepper to taste
- garlic powder to taste
- 1/2 cup low-sodium chicken broth
- 1 bunch slender asparagus spears, trimmed, cut on diagonal into 1-inch pieces
- 1 clove garlic, thinly sliced
- 1/4 cup Parmesan cheese



Bring a large pot of lightly salted water to boil. Add pasta, and cook until al dente, about 8 to 10 minutes. Drain, and set aside. Warm 3 tablespoons olive oil in a large skillet over medium-high heat. Stir in chicken, and season with salt, pepper, and garlic powder. Cook until chicken is cooked through and browned, about 5 minutes. Remove chicken to paper towels. Pour chicken broth into the skillet. Then stir in asparagus, garlic, and a pinch more garlic powder, salt, and pepper. Cover, and steam until the asparagus is just tender, about 5 to 10 minutes. Return chicken to the skillet, and warm through. Stir chicken mixture into pasta, and mix well. Let sit about 5 minutes. Drizzle with 2 tablespoons olive oil, stir again, then sprinkle with Parmesan cheese.

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