



# LE TRIANON TRIBUNE

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

Volume 14 Issue 7

January 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

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

## IMPORTANT #'S

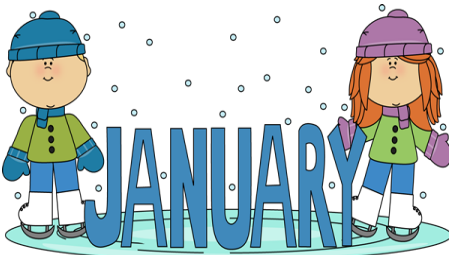
**Main** ..... (305) 861-9574  
**Security** ..... (305) 861-8424  
**Fax** ..... (305) 865-0098

## 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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## GREAT NEWS!

Come ride in our brand new elevators if you haven't done so already. Thyssenkrupp returned elevators 1 and 3 and they did a terrific job. Thanks to the elevator committee, management and everyone involved in this project!



## Manager's Report – January 23, 2019

1. Thyssenkrupp elevator delivered elevators 1 and 3 on January 22<sup>nd</sup>. They are working on elevator 2 and 4 starting today January 23<sup>rd</sup>. The crane is scheduled for the night of February 5<sup>th</sup>. New wall pads have been ordered along with carpets to cover the elevator floors. No deliveries, move in or outs will be scheduled until the pads are delivered. We will also be installing cameras inside the elevator cabs within the next couple of weeks if possible. The cab interior was inspected by the elevator committee, Thyssenkrupp and myself. We noticed some imperfections and have informed TK and the cab company both verbally and in writing. Everything will be taking care of before the work is completed.
2. I have received some complaints about visiting dogs during the holidays. Please remember, as per the Rules and Regulations, visiting dogs are not allowed. Also, only one dog per apartment is allowed.
3. I would also like to remind all Le Trianon residents about our guest policy. If you are having a guest stay with you for a few days, you should call the manager's office to register them. This is for your own protection.
4. Lately, the maintenance team have been picking up cigarette butts from the grounds. This is a fire hazard and it can result on damaging personal and/or common property. Anyone caught throwing off cigarette butts will be fined as per the condominium bylaws.

# Le Trianon Condominium Association Annual Board Meeting

Wednesday, December 12, 2018

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

**Present:** Jose (Pepe) Mato – President Fabio de la Torre – Treasurer Gustavo Lopez – Vice Treasurer Mimi Pambrun – Secretary Carmen Romero – Board Member Maggy Cuesta, Board Member. **Absent:** François Pearson – Vice President. **Guests:** Aissa Duverger, Le Trianon Building Manager; see sign-in sheet for Le Trianon residents and guests.

Jose Mato, President, called the meeting to order at 8:05 P.M. and confirmed both quorum and Proof of Notice of Meeting.

Minutes for the Board Meeting of Wednesday, November 07, 2018, were read by Mimi Pambrun, Secretary. Motion to approve the Minutes was made by Carmen Romero, Board Member, and seconded Gustavo Lopez, Vice Treasurer. Agreement was unanimous.

1. Fabio de la Torre, Treasurer, provided the Treasure’s Report (see report on file for details).
2. Aissa Duverger, Building Manager, presented her Manager’s report (see report on file for details). Thyssen Krupp, the elevator company, is ahead of schedule. Elevators 1 and 3 are already 70% completed. Thank you Juan Dominguez and our committee!
3. President Mato discussed the budget. The maintenance fees increased by only 4.66%, primarily due to insurance coverage and salary increases. A motion to approve the budget was made by Vice Treasurer Gustavo Lopez and seconded by Treasurer Fabio de la Torre. Agreement was unanimous.
4. The vote on Statutory Reserves

was as follows:

- 31 total Proxies were received.
  - 29 voted to waive full Statutory Reserves.
  - 2 voted against
5. The majority approved to waive full Statutory Reserves.
  6. Regarding a resident’s request to change their balcony structure to glass, according to the Building Inspector it would cause structural damage.
  7. A motion was made by Carmen Romero, Board Member, to approve Unit 7A with a 6-month+1-day short-term rental. The motion was seconded by Fabio de la Torre, Treasurer. Approval was unanimous.
  8. Per Juan Dominguez, the first of the new elevators, numbers 1 and 3, will be completed approximately January 15, 2019 and the second ones, numbers 2 and 4, by approximately June 17, 2019.
  9. President Jose Mato introduced new Board Member Juan Dominguez. Mr. Dominguez’ position will be determined by the incoming Board. Mr. Mato will not be returning to the board in 2019.

Motion to adjourn the Board Meeting at 8:45 P.M. was made by Maggy Cuesta, Board Member and seconded by Fabio de la Torre, Treasurer. Agreement was unanimous.

## AFTER MEETING

- After Meeting commenced at 8:50 P.M. It was determined by the new Board that Juan Dominguez will be President and all other positions will remain the same.
- Israel Castellon, Head Security, who stays late on his day shift until Hernan Arbelaez arrives from his other job, is no longer able to do so after the first of the year. Mr. Arbelaez will be informed.
- Security Scarlet Sanz will be provided one-week paid vacation per year beginning 2019.
- Employee salary increase has been determined to be 3.5%-4%. Ariel Miranda Maintenance Supervisor will receive his cell phone and his salary of \$57,824. Building Manager Aissa Duverger, who has done an outstanding job this year will receive a raise and bonus.



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# Treasury Report for the Month Ending December 31, 2018

## BANK BALANCES AS OF DECEMBER 31, 2018

### Banco Popular

Checking (Operating)	24,202.05
Contingency	85,841.76

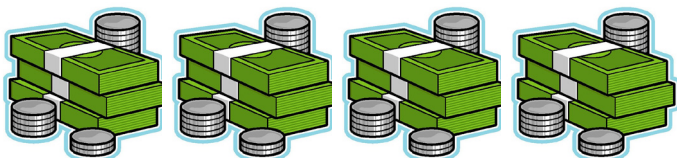
### Ocean Bank

Reserve	18,878.20
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Revenues	Actual	Budget	Variance
Assessments			
Income	939,280.00	944,000.00	(4,720.00)
Interest			
Income	207.00	300.00	(93.00)
Late charge			
Income	650.00	850.00	(200.00)
Member			
Parking	17,805.00	15,500.00	2,305.00
Non member			
Parking	1,720.00	2,500.00	(780.00)
Bonus Xmas.			-
Other income	11,250.00	4,310.00	6,940.00
Special Assessment			
Income	-	-	-
Total Income	970,912.00	967,460.00	3,452.00
Expenses	982,052.00	969,460.00	(12,592.00)
Net budgeted revenues and expenses	(11,140.00)	2,000.00	(9,140.00)

## Uncollected Maintenance As Of December 31, 2018

1 "A" UNIT	\$2,832.00
1 "D" UNIT	\$1,888.00
<b>Total Uncollected Maintenance as of December 31, 2018</b>	<b>\$4,720.00</b>





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