



# LE TRIANON TRIBUNE

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

Volume 14 Issue 9

March 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*



*Published monthly at no cost for Le Trianon by Coastal Group Publications. Contact CGP at (305) 981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.*

## Manager's Report – February 20, 2019

1. The landscaping company cut the coconuts from the palm trees in the back patio.
2. Red Hawk (Sprinkler Department) started working on the deficiencies from the last fire sprinkler inspection as discussed in our previous meeting.
3. Red Hawk (Fire Department) it's almost ready with the speaker installation inside every unit. The next step is the City Inspections. As of tomorrow, February 21<sup>st</sup>, the fire inspections will begin in the West Tower followed by the electrical inspections. This process should take about a month or so. Then, the techs will start with the common areas.
4. The elevator pads have been installed, however I asked the company for coverage around the screen. They ordered it for both cabs and will install them tomorrow. Carmen Romero also mentioned the carpet on both cabs it's too small. I will ask them tomorrow to measure the floor since it needs to be a special order. Also, the cab interior company it's giving us extra tiles for us to save in case something happens.
5. I met with the staff and decided that from now on, all contractors must use the bathrooms located in the pool area. The ones in the RD will only be used by our staff and residents if needed. We have found those bathrooms in a very disgusting way lately due to contractors and/or delivery guys using them. The locksmith was here today and replaced the lock for both bathroom to the common area key. The doors will remain closed at all times.
6. The working elevator from the West Tower will be down tomorrow, February 21<sup>st</sup> from 4am to 6am. I have sent a notice to all the residents from the West Tower about this.
7. The maintenance team repaired the balcony from 9F as discussed in our previous meeting.

## Special Assessment

### WRONG PAYMENT DELIVERY ADDRESS

Please note, that only the special assessment coupon book has the address incorrect on the labels. If you use the labels that come with the coupon book, it says to mail your payment to: Le Trianon Condominium, P.O. Box 441088, Miami, FL, 33144-1088. This is not correct. You should mail all payments to 6061 Collins Avenue, Miami Beach, FL, 33140. I will contact the company that issued the coupon books and report this mistake. Please, those of you mailing your payment to the P.O. Box should start sending them to the building address with your next payment. Sorry for the inconvenience. -- Aissa Duverger

## Deposit for Deliveries

In addition to the \$500 deposit for move in/out, apartment renovations and/or repairs, the board of directors has come to an agreement to start charging \$250.00 deposit for deliveries.



This new measure is to cover ourselves against damages by others to the new elevator cabs and will be in effect as of Monday, February 25th.

All residents' requests to reserve the elevator must be made with at least 48 hours in advance through the manager's office. The deposit will be paid at that time depending on the type of service needed. An initial and final inspection will be done on the date of the delivery. The deposit will be refunded if no damages are found.

All move in/out, deliveries, renovations and/or repair work are allowed Monday through Friday 9am to 5pm and **never** on holidays, Saturday or Sundays without exception.

# stellar

Public Adjusting Services  
Professional Insurance Claim Representation

## GOT PROPERTY DAMAGE? GET HELP NOW!

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS



Roof  
Leaks



Water  
Damage



Vandalism  
Damage



Loss of  
Income



Fire  
Damage



Flood  
Damage



Hurricane  
Damage



Mold  
Damage

License #F175224

MIAMI-DADE (305) 396-9110  
BROWARD (954) 376-6991  
PALM BEACH (561) 404-3069

**STELLARADJUSTING.COM**

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may disregard this advertisement.

# GAMBLING PROBLEM? 888-ADMIT-IT

Free | 24/7 | Confidential | Multilingual

*Help and hope are available.* Talk to a specialist 24/7/365, and get connected to free treatment and other resources. Call Florida's Problem Gambling HelpLine at 888-ADMIT-IT (236-4848), text to 321-978-0555, chat on [gamblinghelp.org](http://gamblinghelp.org), or message us on Facebook or Twitter.



FLORIDA COUNCIL ON  
COMPULSIVE GAMBLING

[gamblinghelp.org](http://gamblinghelp.org)

## GOOD-BYE BOTTLES. HELLO CULLIGAN!

- Filters out up to 99.9% of impurities.
- Reduces odors and chlorine taste.
- Just pennies a glass.



Since 1936  
Over 90 Countries

You can rent,  
finance or buy.  
Call for more info

The Culligan® Aqua-Clear® makes plastic bottles disappear.

Ask for Whole House Filtration

**\$100 OFF**  
a Culligan® Aqua-Clear®  
Drinking Water System

Free Installation  
on a Culligan®  
Reverse Osmosis  
Drinking Water System

**Culligan**

better water. pure and simple.®

Culligan Miramar  
305-807-9185

[vrazon@culliganflorida.com](mailto:vrazon@culliganflorida.com)

## BLINDS & SHADES

FREE  
SHOP AT HOME  
SERVICE

WE BEAT ANY ESTIMATE  
BLINDS, SHADES, SHUTTERS

FREE  
MEASURING &  
INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF  
Motorized  
Shades  
exp. 8/31/19  
must present coupon

**MOTORIZED SPECIALIST**  
VERTICALS REPAIRED & CLEANED  
SHADES REPAIRED & CLEANED

WE ALSO DO  
**REPAIRS**  
VERTICAL TRACKS  
REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

# Le Trianon Condominium Association Board Meeting

Wednesday, January 23, 2019

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

**Present:** Juan Dominguez – President François Pearson – Vice President Fabio de la Torre – Treasurer Gustavo Lopez – Vice Treasurer Mimi Pambrun – Secretary Carmen Romero – Board Member. **Absent:** Maggy Cuesta, Board Member. **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 8:03 P.M. and confirmed both quorum and Proof of Notice of Meeting.

Minutes for the Annual Board Meeting of Wednesday, December 12, 2018, were read by Mimi Pambrun, Secretary. Motion to approve the Minutes was made by Carmen Romero, Board Member, and seconded by Fabio de la Torre, Treasurer. Agreement was unanimous.

1. Gustavo Lopez, Vice 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). One of the pairs of elevators, 1 and 3, is now operational and in use. They are fabulous! Thyssen Krupp, the elevator company, began the second pair, 2 and 4, today, January 23, 2019. The interior of 1 and 3 has some issues that will be taken care of. In addition, pads and carpeting for the elevators have been ordered and should be received in the next couple weeks. Thank you Juan Dominguez and our committee!
3. Aissa Duverger, Building Manager, provided an update on the installation of the new fire alarm system. Only about 3 or 4 units still need to be wired. Once that is completed, the speakers will be installed in the units and common areas.
4. Aissa Duverger, Building Manager, advised one of our current banks, Ocean Bank, will be shortly charging us a service charge to keep our account there. Treasurer Fabio de la Torre suggested we transfer those funds to Banco Popular, who currently holds several of our accounts, and would not charge us. A motion to approve closing the account at Ocean Bank and the account transfer to a no fee bank was made by Vice President François Pearson and seconded by Board Member Carmen Romero. Agreement was unanimous.
5. The condominium stairwell fire doors were discussed. We have been gradually replacing them but due to other financial considerations and expenditures the project was temporarily halted. With the new year we are restarting the project until it has been completed.
6. The building fire sprinkler system was discussed. Building Manager Aissa Duverger advised that though we have passed the City fire inspections the past few years, Ariel, our Maintenance Supervisor, has said we have been very fortunate as there are several deficiencies and repairs that need to be made. Ms. Duverger requested two proposals, one from American Fire Sprinkler Systems(\$45K) and the other from Red Hawk (\$35K), our current alarm system company that also installs and manages fire sprinkler systems. The proposal from Red Hawk is more than \$10,000 less than American. Due to the importance of the sprinkler system to our residents and building, and the upcoming 40-year inspection, the Board decided the repairs should go forward. No additional assessment is necessary for this project. Per Ms. Duverger, the project can be done in phases and we will ask Red Hawk to advise us on priorities. A motion was made by Gustavo Lopez, Vice Treasurer, and seconded by Board Member Carmen Lopez. Agreement was unanimous.
7. A motion was made by Françoise Pearson, Vice President, to approve a 12-month lease for Unit 11B. The motion was seconded by Carmen Romero, Board Member. Approval was unanimous
8. Resident Eduardo Clavijo questioned the repair of his balcony which has a piece broken off and exposes some of the rebar. In addition, Vice President Françoise Pearson advised above the 23<sup>rd</sup> floor on the overhang, there is also a 2.5 to 3 foot section also exposing rebar. Building Manager Aissa Duverger will have Ariel look at both locations and repair them if possible. Otherwise, Ms. Duverger will obtain quotes to have them repaired.

Motion to adjourn the Board Meeting at 8:43 P.M. was made by Treasurer Fabio de la Torre and seconded by François Pearson, Vice President. Agreement was unanimous.

## Spring Recipes

Cooking seasonally is a great way to get quality produce at its very best and making dishes that truly complement those flavors. Springtime vegetables and fruits are featured in these great recipes.

### Asparagus Quiche

- 1 frozen 9-inch pie crust, unbaked
- 1/2 pound asparagus
- 1/2 cup shredded Swiss cheese
- 6 eggs
- 1/2 cup sour cream
- 1 cup milk
- 1 tablespoon dried onion flakes
- 1/2 teaspoon salt
- 1/2 teaspoon pepper



of baked pastry shell. Sprinkle with the shredded Swiss cheese. In a mixing bowl, beat the eggs and blend in sour cream, milk, onion, salt, and pepper. Pour into pastry shell. Bake in a 375 degree oven for 35 to 40

- 1/2 cup sugar
- 1-1/2 tablespoons minced green onion
- 1/2 teaspoon paprika
- 1/2 cup olive oil
- 1/2 cup balsamic or cider vinegar
- 2 tablespoons sesame seeds

In a large bowl, place strawberries and spinach leaves. In a separate bowl, combine remaining ingredients and whisk until well blended. Pour dressing over spinach and strawberries and toss.

minutes or until a knife inserted near the center comes out clean. Let stand for 10 minutes before cutting.

Bake pie crust in a 450 degree F oven for 10-12 minutes or until pastry is set and dry. Remove the woody ends of the asparagus and discard. Cut the remaining asparagus into 1-inch sections and cook in boiling water for about 5 minutes. Drain and arrange asparagus in bottom

### Strawberry and Spinach Salad

- 1 pint strawberries, with hulls removed and sliced
- 2 bunches fresh spinach leaves, washed and torn into small pieces



Miami-Dade Commissioner

# Eileen Higgins

District 5



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

[www.miamidade.gov/district05](http://www.miamidade.gov/district05) | [district5@miamidade.gov](mailto:district5@miamidade.gov)



/CommishEileen

305-375-5924



@CommishEileen



## CUBIC USA LLC. GENERAL CONTRACTORS

20515 East Country Club Drive-Unit 1949, Aventura, FL 33180

**Tel: 954-614-8665 • [www.CubicUSA.com](http://www.CubicUSA.com)**

**We Offer a Full Range of Interior Renovations**

**We can provide Architectural Plans**

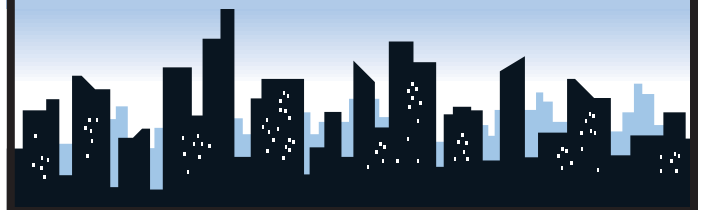
We are fully licensed & insured **15 years** of construction experience in South Florida.

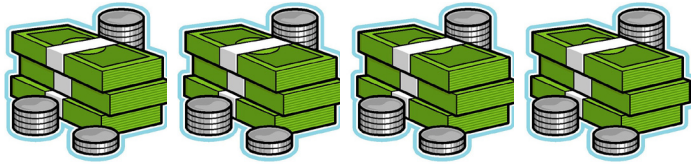
License CGC#1524469

**FREE ESTIMATES**

Español, Hebrew Spoken

- Condo Managers • Tenants • Kitchens • Windows
- Plumbing • Electrical • A/C • Drywall • Bathrooms
- Flooring • Painting • among others





## Treasury Report for the Month Ending January 31, 2019

### BANK BALANCES AS OF JANUARY 31, 2019

#### Banco Popular

Checking (Operating)	148,633.64
Contingency	90,030.89

#### Ocean Bank

Reserve	18,878.20
---------	-----------

Revenues	Actual	Budget	Variance
Assessments			
Income	67,512.00	82,333.00	(14,821.00)
Interest			
Income	24.00	17.00	7.00
Late charge			
Income	-	42.00	(42.00)
Member			
Parking	1,295.00	1,275.00	20.00
Non member			
Parking	447.00	167.00	280.00
Bonus Xmas.			-
Other			
Income	600.00	525.00	75.00
Special Assessment			
Income	-	-	-
<b>Total Income</b>	<b>69,878.00</b>	<b>84,359.00</b>	<b>(14,481.00)</b>
<b>Expenses</b>	<b>91,930.00</b>	<b>84,358.00</b>	<b>(7,572.00)</b>
<b>Net budgeted revenues and expenses</b>	<b>(22,052.00)</b>	<b>(1.00)</b>	<b>(22,053.00)</b>

### UNCOLLECTED MAINTENANCE AS OF JANUARY 31, 2019

2 "F" UNIT	\$4,817.00
1 "A" UNIT	\$2,964.00
2 "B" UNIT	\$3,088.00
1 "C" UNIT	\$1,976.00
1 "D" UNIT	\$1,976.00
<b>Total Uncollected Maintenance as of January 31, 2019</b>	<b>\$14,821.00</b>



**DAVILA CONSTRUCTION GROUP LLC.**  
 General Contractor CGC 1521462  
 403 NW 10 Terrace, Hallandale FL 33090  
 Office/Showroom (by appt. only)  
**305.747.6707 / 954-842-4342**  
 Contact@Davila-Construction.com








**23 Years of Experience • Bathroom & Kitchen Remodeling • General Construction • Free Estimates We Don't Subcontract Jobs • Affordable Prices**  
**ASK FOR OUR CONDO UPGRADE PACKAGES!**



Retired nurse looking for part time work caring for elderly patients. Has own car for help with transportation to and from doctor's appointments, shopping and errands.

786-486-9022

Excellent References  
Resume Available on Request



**ROSA JACQUELIN**  
*Elite Miami Homes*  
 WWW.ELITEMIAMIHOMES.COM



WHAT COULD YOUR HOME SELL FOR?  
 TEXT "VALUE" TO 786.239.1283

"Love Where You Live!"



# DIAMOND REMODELERS

**Full Service Contractors**

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, **family owned for 30 years.**

*specializing  
in condo &  
apartment interiors*

Jeff Diamond & Anthony Lasorsa  
**305-865-9005**  
[www.diamondremodelersmiami.com](http://www.diamondremodelersmiami.com)  
[jeff@diamondremodelersmiami.com](mailto:jeff@diamondremodelersmiami.com)



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497  
Licensed & Insured General Contractor

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Molding
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced  
Handyman"*

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
  - Popcorn Ceiling Removal
  - Smooth Ceilings
  - Framing, Drywall & Finishes
  - Full Service Contractors
  - Plumbing & Electrical Service
  - Doors / Windows
  - Mirror Installation
- EST. 1980

### WWW.DIAMONDREMODELERS.COM

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%  
Off**  
any  
remodeling  
job!

**10%  
OFF**  
Any  
Service

Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 4/30/2019



**\$422,900! 3 bed/ 2.5 bath in West Lake Village.** Gated community, walking distance to Hollywood Beach with 24-hour security. Renovated home, featuring granite counters, crown molding, wood floors, accordion shutters on all windows, private courtyard & a one car garage. Property Amenities include a large swimming pool, tennis and basketball court, gym, playground & billiard room. **For showing contact Irene Buryak!**



### IRENE BURYAK

Realtor®  
3505 S Ocean Dr, CU-1,  
Hollywood, FL 33019  
Cell: 954-934-3173  
[IBrealtor@yahoo.com](mailto:IBrealtor@yahoo.com)



## One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your  
Neighborhood Dentist  
**Dr. Edy A. Guerra**

Over 20 years in Surfside / Bay Harbour / Bal Harbour

### Two Locations to Better Serve You

9456 Harding Ave.      4011 W. Flagler St.  
Surfside, FL 33154      Coral Gables, FL 33134

**(305) 866-2626**

<http://www.dentistsurfside.com/>