



# LE TRIANON TRIBUNE

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

Volume 16 Issue 9

March 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

**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](mailto:LetrianonCondominium@outlook.com)



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## Manager's Report – February 24, 2021

1. The locks for both patio doors have been removed. The only way to access the building is by using the key fobs. There are still some of you who haven't picked up the fobs from the office. Please keep in mind, the front desk is not here to open the back door for you. They can't leave the lobby unattended. If you find yourself in a situation where you don't have the key to the back, walk around the building and come by the office to pick one up.
2. The façade for the building was painted in December. It looks so much better now.
3. To prevent the elevators from stopping due to the heavy winds, door bells have been installed in both basements as a reminder to close the door after you. Also, a fan was installed by maintenance to help with the air circulation in the garage.
4. The palm trees have been trimmed around the property.
5. We have a lot of new residents in the building. I would like to remind ALL residents about some of the rules that have not been followed lately:
  - a) **Guests:** Guests, including house guests, may not bring pets onto the condominium premises. A guest is anyone not living in the apartment for more than 30 days (this includes your children and their kids, if any). If a guest stays in the apartment for more than 30 days, he/she must be screened and approved by the Association. Residents MUST notify the Manager's office in writing prior to the arrival of guests and house guests who will occupy their apartment. The notice must include: Names of all guests, and ages of children, if any. Expected date of arrival and departure. Auto license tag number, if any. Residents should let their guests know they have given this information to the office and ask them to register at the Front Desk upon arrival.
  - b) **Guest Parking:** Residents using this area for periods of 15 minutes or less to unload their shopping cart and/or drop off passengers are allowed to park in visitor's parking. However, there have been some residents using this area all day. This is not allowed and violators will be sent a violation letter the 1<sup>st</sup> time this happens. If it continues to happen an orange sticker along with a second violation letter will be posted in the resident's car. Also, we've noticed some guests using the guest parking for more than a week and tickets are being accumulated in the front desk. Remember, if you will have visitors using this area for more than one week, residents must pay the fees in advance at the Manager's office.

*Continued on page 2*

**Manager (cont. from page 1)**

- c) Trash: There has been an unusual amount of trash coming out especially on Monday. Waste Management started charging us \$150.00 for each day the trash containers are overloaded. With the building being so full, more trash is being thrown, however, we have found pizza boxes, wood sticks and other items in the chutes. Large discarded items such as old furniture, mattresses, as well as paint cans containing liquid paint are the sole responsibility of the Owner or resident to remove from the premises and dispose of properly.
6. Deliveries, MOVING IN AND OUT, Appliance repairs: Arrangements must be made with the Manager's office prior to moving furniture or bulking personal belongings in or out of the building. Moves in or out of the property are allowed only Monday through Friday from 9am to 5pm. Arrangements to reserve an elevator for moving purposes must be made at least 48 hours in advance through the Manager's office, Monday through Friday. A \$250.00 refundable deposit must accompany your request for deliveries and \$500.00 for alterations/renovations.



Commissioner  
**Eileen Higgins**  
District 5



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COVID-19 VACCINES

Stay up to date with the latest developments and appointments at [miamidade.gov/vaccine](http://miamidade.gov/vaccine).

SAFETY FIRST

Ensure your safety by social distancing, washing your hands, and wearing a mask.

STAY INFORMED

Sign up for the D5 newsletter by emailing [district5@miamidade.gov](mailto:district5@miamidade.gov).



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# Le Trianon Condominium Association Annual Board Meeting

WEDNESDAY DECEMBER 9, 2020

Conducted via Zoom due to Covid19 Virus

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

**Present:** Juan Dominguez-President; Francois Pearson-Vice President; Gustavo Lopez-Treasurer; Monie Day-Secretary; Carmen Romero-Board Member; Demetri Lalla-Board Member. **Guests:** Aissa Duverger, Le Trianon Building Manager, Brian Wisniewski our attorney from Recovery Law Firm and our representation for the hurricane Irma insurance claim, 22 E resident Griselle Nogueira and 6B resident Alex Carbonell. Absent, Maggy Cuesta, Vice Treasurer.

President Juan Dominguez, called the meeting to order at 8:05 PM and confirmed both quorum and Proof of Notice of Meeting.

Francois Pearson, Vice President introduced our guest, Brian Wisniewski who was in attendance to give the board a quick update on the property insurance claim from hurricane Irma after the deposition on Wednesday December 2<sup>nd</sup>, 2020. It was a 6.5-hour examination under oath with the attorney's representing Heritage. The questioning included day to day business, what the board does for Le Trianon, the manager, the maintenance crew, and targeted hurricane Irma and what was done post hurricane Irma. We had our public adjuster present and submitted the detailed report of damages included in our claim. At which time each item was addressed and attempted to dismiss from claim. We provided throughout the last year all necessary documents from the Association requested and required for the deposition and claim.

Attorney Brian Wisniewski stepped in and continued with the update. Explaining the Examination Under Oath is a

contractual investigatory tool that the insurance company is permitted to use by law to investigate a claim and determine loss. At this point no coverage determination has been made. The insurance company is using the Examination Under Oath to investigate and determine what they believe they may be responsible to pay for. After the examination, there is usually a request for additional documentation.

Next steps will include requesting what is needed to finalize the claim from the insurance carrier's attorney. Consult with the public adjuster as to next steps regardless of determination. Likely the insurance carrier is not going to agree in totality with the public adjuster, so a plan needs to be in place to move forward. The insurance contract has an appraisal provision, which is an alternative dispute resolution where both parties go to an appraisal with representation and where both will walk the property and compare notes and estimates to come up with an agreement. If no resolution is made, then an "umpire" is brought in to review and settle.

Item was brought up by Francois Pearson that the individual unit owners windows and doors being the responsibility of each owner is in our Association bylaws and it was discussed that it is possible that during underwriting the insurance policy, the individual units' doors and windows may have been taken into consideration to assess the premiums for the building. Giving the possibility of arguing that the insurance carrier is responsible for the damage.

Delano Lalla, Board Member questioned if the fact that the building is designed to sway causing cracks to stucco and allows infiltration of water and susceptibility to moisture getting in, was considered. Brian Wisniewski responded yes and presented that Paul Beers (a window expert) analyzed the condition of the property and determined that the damage was evidenced. May or may not be considered by the insurance carrier.

The minutes for the Board Meeting of Wednesday October 21, 2020 were read by Monie Day, Secretary. Two changes were noted. 1. Change Carmen Garcia to Carmen Lopez, paragraph 5C and paragraph 8 to reflect that all 4 sides of the facade will be painted. Motion to approve the Minutes was made by Carmen Romero, Board Member and seconded by Francois Pearson, Vice President. Agreement was unanimous.

1. Gustavo Lopez, Treasurer provided the Treasurer's report (see report on file for details). Motion to approve Treasurer's Report made by Delano Lalla, Board Member

*Continued on page 4*

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**Board Meeting** (*cont. from page 3*)

and seconded by Carmen Romero, Board Member.

2. Building Manager Aissa Duverger presented her Manager's Report (see report on file or monthly flyer for details). Delano Lalla, Board Member questioned the FDOT project that will take place in front of the building. Advised by Aissa Duverger, Building Manager that it is to update the gutter system for the city of Miami Beach and not our gutters. It will not affect the sidewalks. Monie Day, Secretary questioned how long the gym renovation will take. It is unknown, Aissa Duverger, Building Manager will update. Renovation is being completed by the same contractor that did the RD bathrooms.
3. Gustavo Lopez, Treasurer reviewed the Annual Budget (see report on file for details) for adoption by the Board of Directors. Maintenance will not need to be increased to accommodate the new budget. Employee salary increases were approved. Motion to approve Annual Budget made by Francois Pearson, Vice President and seconded by Carmen Romero, Board Member.
4. Approval of full waiver of statutory reserves vote was conducted by paper ballots and those present on Zoom call. 48 votes were cast, 39 against and 9 in favor. Majority voted against funding the reserves.
5. Alex Carbonell asked if his unit balcony will be repaired and Aissa Duverger, Building Manager advised that it would not. He also questioned whether a quote has been made for the painting of the fascia and was advised that it will be completed by our maintenance department after the holidays.
6. Approval of rental and sale applications.
 

12-C 8-month lease. Motion to approve made by Carmen Romero, Board Member and seconded by Gustavo Lopez, Treasurer.

5-B sale. Motion was not approved as closing has not occurred.

10-E sale. Motion to approve was made by Carmen Romero, Board Member and seconded by Francois Pearson, Vice President.

14-C 7-month lease. Motion to approve was made by Carmen Romero, Board Member and seconded by Gustavo Lopez, Treasurer.

8-A 6-month+1-day lease. Motion to approve was made by Delano Lalla, Board member and seconded by Carmen Romero, Board Member.
7. Aissa logged off the call to allow the board to approve salary raises and bonuses. A 2% raise was approved unanimously by the Board. The Board of Directors Officers were uncontested, and all positions will remain

the same.

8. Sadly, Juan Dominguez, President announced his departure from the Board in June of 2021 unless a claim payment is made from the insurance claim. If a payment is collected, he would like to stay on for a couple of months to assist in the appropriation of those funds.

A motion to adjourn was made by Demetri Lalla and seconded by Carmen Romero at 9:48 PM. Agreement was unanimous.



## BOARD MEETING

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# TREASURY REPORT FOR THE MONTH ENDING JANUARY 31, 2021

## BANK BALANCES AS OF JANUARY 31, 2021

### Banco Popular

Checking (Operating)	\$ 134,725.08
Contingency	\$ 153,416.35

### Ocean Bank

Reserve	\$ 18,920.75
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## BUDGET



REVENUES	ACTUAL	BUDGET	VARIANCE
Assessments income	799,806.25	823,333.00	(23,526.75)
Interest income	37.65	29.17	8.48
Late charge income	75.00	75.00	-
Member parking	1,260.00	1,275.00	(15.00)
Non member parking	260.00	166.67	93.33
Bonus Xmas.			-
Other income	249.50	338.74	(89.24)
<b>Total Income</b>	<b>801,688.40</b>	<b>825,217.58</b>	<b>(23,529.18)</b>
Expenses	86,324.24	83,360.85	(2,963.39)
Net budgeted revenues and expenses	715,364.16	(741,856.73)	(26,492.57)

## UNCOLLECTED MAINTENANCE AS OF JANUARY 31, 2021

4(A) Units	\$ 14,820.00
2(D) Unit	\$ 3,952.00
1(E) Unit	\$ 1,543.75
1(F) Unit	\$ 3,211.00
Total Uncollected:	\$ 23,526.75

As of 02/24/2021 4 apartments have paid and 4 are outstanding. Out of the four, two are under contract and we should be getting the money at closing.

An (A) unit is making payments and the other sent it already.






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## Easy Irish Soda Bread

- 4 cups all-purpose flour
- 4 tablespoons white sugar
- 1 teaspoon baking soda
- 1 tablespoon baking powder
- 1/2 teaspoon salt
- 1/2 cup margarine, softened
- 1 cup buttermilk
- 1 egg
- 1/4 cup butter, melted
- 1/4 cup buttermilk



1. Preheat oven to 375 degrees F (190 degrees C). Lightly grease a large baking sheet.
2. In a large bowl, mix together flour, sugar, baking soda, baking powder, salt and margarine. Stir in 1 cup of buttermilk and egg. Turn dough out onto a lightly floured surface and knead slightly. Form dough into a round and place on prepared baking sheet. In a small bowl, combine melted butter with 1/4 cup buttermilk; brush loaf with this mixture. Use a sharp knife to cut an 'X' into the top of the loaf.
3. Bake in preheated oven until a toothpick inserted into the center of the loaf comes out clean, 45 to 50 minutes. Check for doneness after 30 minutes. You may continue to brush the loaf with the butter mixture while it bakes.

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