



# LE TRIANON TRIBUNE

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

Volume 16 Issue 12

June 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  
[manager@letrianoncondo.com](mailto:manager@letrianoncondo.com)



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

## Manager's Report – June 23, 2021

1. The doors for the sauna were repaired and sanded. New handles were also installed. We are collecting prices for new heaters.
2. The RD doors are completed, only pending final inspection from the City of Miami Beach.
3. ThyssenKrupp had billed us close to \$11K for past repairs. After further discussion, I was able to get them to reduce it to half. We ended paying around \$5000.00.
4. Maria Gutierrez, one of the owners, brought to my attention the conditions of the pool. Ariel was able to come up with a solution to remove the stains from the walls and bottom. They also regouted and cleaned the tiles.
5. The annual inspection for the pool was done last month. The city inspector found some deficiencies. We've corrected all issues and are pending the inspector approval.
6. Both basements have been painted and baseboards cleaned by the maintenance team.
7. The pending fan to extract the air from the lower garage was installed by the maintenance team.
8. A new person was hired to cover the FD on the weekends. Her name is Gretel Garcia and she has many years of experience as a security officer.
9. A letter was sent to all owners who have storm shutters. Please have them inspected and repaired if needed. Remember, it is hurricane season and we need to be prepared for it.
10. The patio table that was reported to me by Carmen Romero is fixed now.
11. I called the company where we purchased the gym floor due to the softness of it. It gets marks on it very easily and that was not what was advertised on their website. I was able to get a full refund for the floor and plan to keep it until it wears out.
12. We are getting prices for new card readers in both of the basement doors and the beach access doors (specifically the one coming down from the patio to the garage and the one going to the patio from the upper garage). We will get separate estimates to do two at a time.

## Fireworks Safety

To help you celebrate safely this Fourth of July, the Consumer Product Safety Commission and the National Council on Fireworks Safety offer the following safety tips:

- Always read and follow label directions.
- Have an adult present.
- Buy from reliable sellers.
- Use outdoors only.
- Always have water handy (a garden hose and a bucket).
- Never experiment or make your own fireworks.
- Light only one firework at a time.
- Never re-light a "dud" firework (wait 15 to 20 minutes and then soak it in a bucket of water).
- Never give fireworks to small children.
- If necessary, store fireworks in a cool, dry place.
- Dispose of fireworks properly by soaking them in water and then disposing of them in your trashcan.
- Never throw or point fireworks at other people.
- Never carry fireworks in your pocket.
- Never shoot fireworks in metal or glass containers.
- The shooter should always wear eye protection and never have any part of the body over the firework.
- Stay away from illegal explosives.





Commissioner  
**Eileen Higgins**  
District 5



*"During these challenging times, rest assured that my office is here to listen to your concerns and connect you to the services and resources you need from Miami-Dade County."*

CALL - EMAIL - SOCIAL

[www.miamidade.gov/district05](http://www.miamidade.gov/district05)  
305-375-5924  
District5@miamidade.gov




  
@CommishEileen

<p><b>COVID-19 VACCINES</b></p> <p>Stay up to date with the latest developments and appointments at <a href="http://miamidade.gov/vaccine">miamidade.gov/vaccine</a>.</p>	<p><b>SAFETY FIRST</b></p> <p>Ensure your safety by social distancing, washing your hands, and wearing a mask.</p>	<p><b>STAY INFORMED</b></p> <p>Sign up for the D5 newsletter by emailing <a href="mailto:district5@miamidade.gov">district5@miamidade.gov</a>.</p>
---	--	--



**Public Adjusting Services**  
Professional Insurance Claim Representation

**GOT HURRICANE DAMAGE? GET HELP NOW!**



**WAS YOUR CLAIM DENIED OR UNDERPAID?**

**TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM**

**NO RECOVERY, NO FEE!**

**DON'T MISS THE DEADLINE**

**FREE SECOND OPINION INSPECTION**

**LOCAL PUBLIC ADJUSTERS READY TO INSPECT**

**CALL US TODAY FOR ANY TYPE OF CLAIM!**

**STELLARADJUSTING.COM**

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

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

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.

Licenses #PT2524

**A BLIND WAREHOUSE**  
Blinds, Shutters & Motorized Shades  
**GUARANTEED LOWEST PRICES**  
Dependable & Quality Work  
In business 30 years with same phone number

**30% OFF**  
all shades and blinds  
until 5/30/21

[www.ablindwarehouse.com](http://www.ablindwarehouse.com)  
[info@ablindwarehouse.com](mailto:info@ablindwarehouse.com)  
[instagram@ablindwarehouse](https://www.instagram.com/ablindwarehouse)  
**305-598-3343**

Free Installs & Estimates



**FASTSTREAM**  
NETWORKS

**Bulk High Speed Internet and TV for Condo Associations**

**Fiber Directly to Each Unit**  
Fastest, Most Reliable Fiber Optic Internet Available

PH. 954-573-9093 [www.FastStreamNetworks.com](http://www.FastStreamNetworks.com)



# LE TRIANON CONDOMINIUM ASSOCIATION BOARD MEETING

## 40 YEAR INSPECTION

Thursday April 29, 2021

Conducted via Zoom due to Covid19 Virus

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

**Present:** Maggy Cuesta-President; Francois Pearson-Vice President; Gustavo Lopez-Treasurer; Monie Day-Secretary; Carmen Romero-Board Member; Carmen Garcia-Board Member. **Guests:** Aissa Duverger, Le Trianon Building Manager, and several other residents joined via zoom. No formal sign in was made as it was not in person.

Maggy Cuesta-President called the meeting to order at 8:04 PM. Proof of notice has been made, approved, and noted. Maggy Cuesta-President asked Monie Day-Secretary to start by reading the minutes from the last Board Meeting. The minutes could not be read at the time due to a recording error and will be submitted at a later date.

The purpose of this meeting is to discuss the 40-year inspection. We have estimates 5 different companies. Their scope of work varies by company. These companies vary in their scope of work in that hiring a group that will manage the project for us or hiring companies that will only work on certain portions of what is needed.

Aissa Duverger-Building Manager has been tasked with finding these estimates (see estimates on file). We had initially decided to go with Steve who we have used in the past. But he only does structural no electrical. We have already paid him in 2018 to do our inspection. It is beneficial to have him do it again since he is already familiar with the building. But we need more hands on and specialties.

Aissa broke down the estimates and scope of work that they can perform individually (see estimates on file).

Maggy Cuesta-President requested a revote to keep the process open since the initial quote from Miller is

not going to serve our needs. Motion made by Francois Pearson to put on hold the previous vote and reevaluate our option to open the options back up. Motion seconded by Carmen Garcia.



## BOARD MEETING

Francois Pearson-VP brought up the need to start working on financing the 40-year recertification with contingencies.

Maggy Cuesta-President said that we will replace all balcony tile with stamped concrete. That tile allows for too many leaks. May become mandatory. Also mentioned Miami Beach law states that after the 40-year recertification the reinspection will be every 10 years.

Francois Pearson-VP Asked what our obligation is to begin working on our deficiencies. Our obligation to begin working on the deficiencies begins once we get the letter from the city. The engineering report begins and we begin working on our list of deficiencies.

Meeting adjourned at 8:22 pm.



Mobile (786)-277-7355

Direct (305)-459-5019

patrickjaimez@gmail.com

www.patrickjaimez.com

**COLDWELL BANKER**  
GLOBAL  
LUXURY

Hablo Español/Falo Português  
Selling Real Estate for over 20 years!

## DON'T LET COVID-19 STALL YOUR SALE

*My exclusive marketing program will reach buyers quickly and virtually through:*

Property Video Tour  
Online Advertising  
Social Media Posts

Property Website  
Customized Email Distribution  
Virtual Showings

**CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET  
THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.**

**Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.**

**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.**

# TREASURY REPORT for the Month Ending May 31, 2021

## BANK BALANCES AS OF MAY 31, 2021

### Banco Popular

Checking (Operating)	\$52,432.27
Contingency	\$130,868.00

### Ocean Bank

Reserve	\$18,900.65
---------	-------------

# BUDGET



Revenues	Actual	Budget	Variance
Assessments income	408,702.65	411,666.65	(2,964.00)
Interest income	202.69	145.85	56.84
Late charge income	604.82	375.00	229.82
Member parking	6,370.00	6,375.00	(5.00)
Non member parking	2,380.00	833.35	1,546.65
Bonus Xmas.			-
Other income	5,369.62	1,693.70	3,675.92
<b>Total Income</b>	<b>423,629.78</b>	<b>421,089.55</b>	<b>2,540.23</b>
<b>Expenses</b>	<b>424,475.65</b>	<b>416,804.25</b>	<b>(7,671.40)</b>
<b>Net budgeted revenues and expenses</b>	<b>(845.87)</b>	<b>(4,285.30)</b>	<b>(5,131.17)</b>

## UNCOLLECTED MAINTENANCE AS OF MAY 31, 2021

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

The overage is due to repairs to the Lobby Automatic Doors that needed a new motor, a new A/C unit for the gym and the West Tower elevator room, new RD doors FOB system.

# 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.diamondremodelers.com](http://www.diamondremodelers.com)

[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

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

*"Your Experienced  
Handyman"*

### PAINTING & SERVICES UNLIMITED

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

EST. 1980

- 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 7/31/2021



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