



# LE TRIANON TRIBUNE

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

Volume 17 Issue 2

August 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*



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## MANAGER'S REPORT

1. A letter was sent to all owners as a reminder to open and cut down big boxes to prevent overcrowding in the recycle area. We would like to thank all of you who have been helping with this issue.
2. A new A/C unit has been installed in the East Tower Lobby.
3. We've hired a new maintenance employee. He has been with us for the past two weeks. His name is Jose Valenzuela. We have also hired a new member for the Front Desk. There will be two different shifts on the weekends. Gretel Garcia will be working from 7am to 3pm and Abraham Soriano Jr. will do 3pm to 11pm. Guillermo will still do 11pm to 7am.
4. The touchscreen for elevator#1 is not working again. A new card was installed about 3 weeks ago and apparently it was damaged. Now, a new card was ordered and will be installed as soon as it arrives.
5. We have added card readers to the following doors: East Basement, West Basement and Upper garage S/E gate.
6. The maintenance team have been touching up the East Mezzanine area. We are almost done and it looks so clean and organized.
7. Lately, we have been having water leak issues in different units. This is due to the lack of maintenance to the A/C units. Remember, all owners are responsible for changing the A/C filter periodically and to keep the drain line clean. You should contact an A/C tech to maintain your A/C at least once a year. If you rather, do it yourself, you can contact the office for instructions. It's been suggested by Ariel that all owners get a moisture detector device to avoid a bigger water damage to others.

# Le Trianon Condominium Association Board Meeting

**Wednesday June 23, 2021**

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, Dimitri Lala-Board Member, Carmen Garcia-Board Member. **Guests:** Aissa Duverger, Le Trianon Building Manager, please see sign in sheet on file.

Maggy Cuesta-President called the meeting to order at 8:07 PM. Proof of notice has been made and approved and noted. Maggy Cuesta-President requested Monie Day-Secretary to start by reading the minutes of the previous Board Meeting. The minutes were read and a motion to approve the minutes was made by Gustavo Lopez-Treasurer and seconded by Carmen Romero.

- 1) Treasurer's Report: Maggy Cuesta-President called for the Treasurer's report (see report on file) to be read. Gustavo Lopez-Treasurer read the report.
- 2) Manager's Report: Building Manager Aissa Duverger presented her Manager's Report (see report on file or monthly flyer for details).
- 3) Old Business: Maggy Cuesta advised that we are looking more closely at the RFP presentations from 4 Engineering firms. It has been narrowed down to 2 firms

that have met our criteria after meeting with 3 board members, Maggy Cuesta, Carmen Romero, Gabriel Garcia and our supervisor of maintenance, Ariel along with our building manager Aissa Duverger. Asked them to make comparable bids so we can compare more easily. The cost comparison is available to view at the management office. The final expected costs will not be available until the engineers are able to go floor by floor and balcony by balcony to complete a detailed inspection of any damage that needs repair. We have also had residents inquiring about glass balconies to replace the railings, but the engineers

are telling us that our building is not structurally built for glass due to the way the wind would hit and the way our building is situated. Also, the cost of the glass balconies is almost 3 times the cost of the railing. But ultimately it is the structural aspect that would prevent us from going with the glass. The railings will also all need to be replaced because we no longer will be grandfathered as in the past. The width and height of the railings no longer meets code. We were also advised that it will be necessary to remove all tile from all balconies and replace with stamped

*Continued on page 3*

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**Board Meeting (cont. from page 2)**

concrete. The water retention between the tile is causing a lot of damage to the rebar. The parking deck (basement) looks like it is in good shape as it has been maintained continually as problems arose. The roof looks bad though.

We will not know when work will begin. We had the building inspected 2 years ago and have now been working with our engineers for over 2 months now. Aissa Duverger-Building Manager did call other buildings to see what decisions they made as far as either hiring a firm with an engineer or hiring an "owners rep" to manage the firm and engineer. All managers she communicated with did not go with the "owners rep" route. That cost would be about \$300,000- \$400,000 to hire an "owners rep" in addition to the other costs of the 40-year reconstruction certification. We are now ready to task our 40-year reconstruction committee that includes 2 resident engineers and 1 other resident. We will schedule a meeting with the engineering firms to present to our 40-year reconstruction committee, Maggy Cuesta-President and Aissa Duverger-Building Manager. All options will be presented to the committee and the board.

4) New Business: Carmen Garcia-Board Member suggested putting in a surfboard rack in the patio area against the current cement wall that abuts the Hilton. It was suggested that we could contact La Gorce to see how they proceeded. Also, moving the surfboard rack from the basement to the courtyard would free up another area for more bicycle racks. A motion to approve the installation of a surfboard carrier

pending finding out what La Gorce did was made by Francois Pearson-Vice President and seconded by Carmen Garcia-Board Member. Passed unanimously and approved.

5) New Business: Review emergency procedure to enter units. We had a couple of instances recently where units were entered. The decisions made by management in these 2 situations were not made with ill intentions. The board has revised the rules and regulations to state that a decision to enter can be made in the event of a fire, hurricane, flooding, or a resident is in distress. These will be deemed as emergency since we live in a building with multiple owners. If this happens after hours and we can't get a hold of Aissa or a board member, we will not enter the unit without 2 people being present but will call 911 and the unit owner will be responsible for all charges incurred. The rules and regulations will be amended and distributed to each unit. A copy of the new rules and regulations will also be signed by each employee and placed in their file. Motion to amend the rules and regulations to incorporate the language we just

discussed for emergency entry to units when owners are absent. Francois Pearson-Vice President made a motion to approve amended wording for the emergency procedure to enter units and Dimitri Lala seconded the motion. Motion was approved unanimously.

6) New Business: Wearing of mask ordinance. Gustavo Lopez-Treasurer is proposing removing the mask mandate in our building since the state of Florida has removed all mandates. He made a motion to eliminate mask restrictions for the mask mandate in our building. The motion was seconded by Carmen Garcia. Motion approved unanimously.

7) Approval of applications: 11-D-12-month rental ;9-C-Owners (primary residence) Motion to approve all applications was made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member. Motion approved unanimously.

A motion to adjourn the meeting was made by Maggy Cuesta-President and seconded by Gustavo Lopez-Treasurer at 9:17 PM.

**Commissioner Eileen Higgins**  
District 5

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## Treasury Report for the Month Ending July 31, 2021

### BANK BALANCES AS OF JULY 31, 2021

#### Banco Popular

Checking (Operating)	\$125,756.95
Contingency	\$132,270.35

#### Ocean Bank

Reserve	\$8,905.36
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Revenues	Actual	Budget	Variance
Assessments income	560,599.06	576,333.31	(15,734.25)
Interest income	285.97	204.19	81.78
Late charge income	629.82	525.00	104.82
Member parking	8,890.00	8,925.00	(35.00)
Non member parking	3,655.00	1,166.69	2,488.31
Bonus Xmas.			-
Other income	5,869.62	2,371.18	3,498.44

Total Income	579,929.47	589,525.37	(9,595.90)
Expenses	618,385.96	583,525.95	(34,860.01)
Net budgeted revenues and expenses	(38,456.49)	(5,999.42)	(44,455.91)

### UNCOLLECTED MAINTENANCE AS OF JULY 31, 2021

2(A) Units	\$5,928.00
3(B) Units	\$4,631.25
1(C) Unit	\$964.00
1(F) Unit	\$3,211.00
Total Uncollected:	\$15,734.25

Overage is due to new FOB doors (2 basement and 1 upper garage), unexpected elevator repair bills and fire alarm quarterly maintenance from 2020 that were never received)

Out of 7 units only 2 haven't paid as of today.

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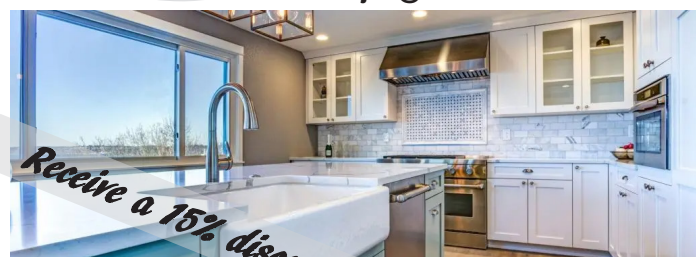
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