



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 17 Issue 3

September 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



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

1. Ariel was able to save the building approximately \$800.00 for a pool filter that was leaking but he was able to fix.
2. Red Hawk replaced a pipe that was leaking in the East Mezzanine.
3. We hired two new employees to cover the 3 pm to 11pm shift and Abraham Sr. is back on the weekends from 7am to 3pm. The new employee for the weekdays in the afternoon is Alberto. He has over 11 years of experience as a Front Desk attendant. Please stop by and introduce yourself.
4. The touchscreen for elevator#1 has stopped working again. We met with the new area manager from TK and he assured us that we won't be having the same communication problems we've had in the past. We did speak to him after placing a service call and he has sent our tech right away to avoid OT charges. He also informed us that a new complete touchscreen has been ordered for elevator #1 at no cost for the association.
5. Three cameras in the patio area were not working due to old cabling. The new cabling has been installed and the cameras are back in service.
6. Contractors are now using four of the 12 guest parking on a weekly basis. This has alleviated the problem we had with guests not finding guest parking due to the amount of contractor vehicles during the day. They are also been charged \$20.00 a day to park.

Le Trianon Condominium Association Board Meeting

Wednesday August 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; Carmen Garcia-Board Member; Delano Lala-Board Member; **GUESTS:** Aissa Duverger-Building Manager, sign in sheet for guests in attendance is on file in the management office.

Maggy Cuesta-President called the meeting to order at 8:03 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, with corrections, was made by Gustavo Lopez-Treasurer and seconded by Delano Lala.

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.

MANAGER’S REPORT:

Building Manager Aissa Duverger presented her Manager’s Report (see report on file or monthly flyer for details).

OLD BUSINESS:

- Maggy Cuesta-President, gave an update on the 40-year recertification contracts. Our contracts were sent to our attorneys for approval. Still pending approval.
- Maggy Cuesta-President stated that an update to the emergency procedures of the rules and regulations was approved by the board. Aissa Duverger-Manager

read the new verbiage of the amended rules and regulations regarding emergency entry procedures. The updated rules and regulations are available at the Management Office and sent out to property owners.

NEW BUSINESS:

- Carmen Garcia-Board Member proposed increasing HOA rental space parking rates be raised from \$35 to \$100 per month. This is proposed to generate income for maintenance costs that arise that are not currently budgeted. Opposition and agreements were made by board members and attendees. It was decided to table the approval of this proposition as more board discussion was deemed necessary. The decision will be made on how many are owners and how many are renters.
- Aissa Duverger-Manager brought up the issue of 5 or 6 apartments being under construction at the same time, causing most of our Guest parking spaces to be occupied. It was suggested that 4 spaces be made available that must be reserved 48

hours ahead of time. Also, only 1 contractor space per unit will be allowed at the cost of \$20 per day. Emergency repair vehicles will be exempt from this fee. Maggy Cuesta-President, made a motion for 4 reserved contractor parking spaces be made available during the week only from 9-5, at the cost of \$20 per day. The motion was seconded by Carmen Romero-Board Member. Motion was approved.

- Carmen Garcia-Board Member suggested increasing the card room daily (9:00 am to midnight) rental rate to \$100 from \$50. A motion by Carmen Romero-Board member, was made to increase the card room daily rental rate to \$100 with a \$100 deposit. It was seconded by Francois Pearson-Vice President. Motion was approved.
- Maggy Cuesta-President brought up a water issues in the building. There was a leak in the mezzanine level. Issue arose from an old water heater in a rental unit that failed.

Continued on page 3

stellar
Public Adjusting Services
Professional Insurance Claim Representation

GOT HURRICANE DAMAGE? GET HELP NOW!

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!

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

STELLARADJUSTING.COM 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.

License # BT1624

Board Meeting (cont. from page 2)

Other water issues are occurring due to A/C units leaking and units not being properly shut down when owners are absent for an extended period of time (i.e vacation or secondary home). A note will be sent to all units to properly shut off water and appliances and ensure that that A/C units and water heaters are properly maintained. A list of contractors will be available at the front desk if a suggestion is necessary. Our maintenance staff is not available to work on individual units.

- Maggy Cuesta-President made mention of an email that was sent to Aissa Duverger-Manager, that proposed the purchase of the entire building for \$47 million dollars. Let it be known that the offer was never entertained nor considered.
- Monie Day -Secretary shared that in conversation with the manager of La Gorce Palace in regard to their paddle board rack. They simply secured it to a concrete wall without attaining permits. Maggy Cuesta-President, noted that at this time we have to hold off on this project as other more urgent maintenance issues have come up.

APPROVAL OF APPLICATIONS:

16-A Owner, previous owner living there alone.

18-B Rental, current owner’s daughter living there with her boyfriend.

Motion to approve all applications was made by Francois Pearson-Vice President and seconded by Gustavo Lopez-Treasurer. Motion approved unanimously. Motion approved.

A motion to adjourn the meeting was made by Francois Pearson-Vice President and seconded by Delano Lala-Board Member at 9:18 PM.

September Update: Smoke Free Clean Air Amenity Benefits to Owners

When this amendment is passed it’s a win for everyone.

1. Improved health and comfort of residents, the elimination of cancercausing chemicals from indoor air and improved air quality is especially helpful to those suffering with upper respiratory illness.
2. Lower cost of repairs and maintenance
3. Reduced risk of residential fires
4. Diminished conflicts among residents, most people do not want to smell smoke in their unit, after speaking to many residents who smoke here at Le Trianon most do not want smoke coming into their unit and smoke outside.
5. Reduced premiums on some association insurance policies
6. Property resale value increases when amenities are added such as the Smoke Free Clean Air Amenity.
7. Eliminate pollution of shared air in the duct system in the building
8. Eliminate transfer of smoke from one unit to another on the same line
9. Eliminate smoke from entering hallways and elevators
10. High success of compliance with majority of owners supporting and voting for the amendment which will be added to our bylaws and documents for Le Trianon

This amendment will allow smoking in the balconies and in designated smoking areas but will prohibit smoking inside the building including the units themselves. The amendment will be enforced through a schedule of fines for those who violate the amendment. The fines per person in violation would be due in 30 days upon written notice to the offender. Common recreational areas will be smoke free for the enjoyment of all residents.



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
305-375-5924
District5@miamidade.gov

  
@CommishEileen

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

Treasury Report for the Month Ending August 31, 2021

BANK BALANCES AS OF AUGUST 31, 2021

Banco Popular

| | |
|----------------------|--------------|
| Checking (Operating) | \$59,729.08 |
| Contingency | \$132,305.14 |

Reserve \$18,905.36

| Revenues | Actual | Budget | Variance |
|---------------------|-------------------|-------------------|-----------------|
| Assessments income | 655,702.64 | 658,666.64 | (2,964.00) |
| Interest income | 325.88 | 233.36 | 92.52 |
| Late charge income | 729.82 | 600.00 | 129.82 |
| Member parking | 10,150.00 | 10,200.00 | (50.00) |
| Non member parking | 4,535.00 | 1,333.36 | 3,201.64 |
| Bonus Xmas. | | - | - |
| Other income | 6,660.72 | 2,709.92 | 3,950.80 |
| Total Income | 678,104.06 | 673,743.28 | 4,360.78 |

Expenses 726,015.41 666,886.80 (59,128.61)

Net budgeted revenues and expenses (47,911.35) (6,856.48) (54,767.83)

UNCOLLECTED MAINTENANCE AS OF AUGUST 31, 2021

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

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

BUDGET

Personnel OT due to shortage on staff, vacation paid to previous employee.



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 *Remodeling Experts*, family owned for 40 years.

specializing
in condo &
apartment interiors

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Quartz 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



Receive a 15% discount on any remodeling job!

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

- 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 10/31/2021