



# LE TRIANON TRIBUNE

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

Volume 17 Issue 5

November 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)



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## MANAGER'S REPORT

1. The temporary shoring for the balcony in 10A has been installed. John Dos Santos, member of the 40-year committee, recommended the shoring company and thanks to him we were able to save the monthly rental fee of \$250.00.
2. The renovations in the Lobby are now completed. Ariel did a great job and we only spent a total of \$95.00 in materials.
3. The upcoming renewal for the Property Insurance could increase up to 25%. We've reached out to obtain additional bids but after meeting with another agent, he told us that due to the catastrophe in Surfside all insurance companies will be going up on their rates. He reviewed our current policy to see if we had room for discounts but everything was done the right way.
4. The touchscreen for elevator#1 has been replaced at no cost for the association after many discussions with the elevator company.
5. We've purchased two new batteries for the building generator.
6. The structural engineers are done with the common area's inspection. They have walked the roof, stairs, garages, pool area and RD. We received a protocol for the balcony destructive testing which needs to be done in order to determine the conditions of the top of the slab below the tile and the conditions of the PT anchors and reinforcing steel.
7. There is a new security guard for the weekends. His name is Juan Romero and will be working from 7am to 3pm.
8. We've collected between \$450 to \$500 a week on guest parking fees. This is about \$2000.00 per month or \$24000.00 per year which is much needed funds for the building.
9. A group of residents came to me complaining about the new lifeguard house placed behind our building. They asked if I could get in contact with the City to have it move at least 50 feet South of our property since it reduces the amount of beach space for our residents. Monie and Carmen were able to contact the newly elected Commissioner Kristen Gonzalez who's promised to move it 50ft towards Maison Grande.
10. We would like to thank the Fernandez's family for donating a portrait for our lobby.



# Le Trianon Condominium Association Board Meeting

Wednesday September 22, 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. **Absent:** 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 started by reading the minutes of the previous Board Meeting. The minutes were read and a motion to approve the minutes, was made by Francois Pearson-Vice President and seconded by Carmen Romero.

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 NV5/PE Engineering Proposal. All were approved and signed. In fact, right before this meeting the Board members and Engineering committee had a zoom call to confirm that they will start as soon as this Thursday with the electrical walk through. Then they will move on to the construction walk through. They will go into four units per floor to closely

examine the condition of the balconies, railings, and windows. Residents will be informed ahead of time of when their unit will be examined. Drones will be used to examine the exterior of the balconies that can’t be seen from the inside. Unit 10-A has extensive damage and will be addressed first. Several questions were answered on what is being inspected, when and if ample notice will be given to the unit owner before entry.

- Maggy Cuesta-President and Aissa Duverger-Building Manager had a call with the attorney’s handling our insurance claim. We were notified that the opposing insurance company filed for a motion to dismiss. So, our attorneys in turn filed a motion to have an assessment for damages. We requested a court date with the judge. If the judge agrees to the damages, then we get the damages. If the judge says no, then we will have to sue them and could possibly take another year. This has recently happened, and the judge moved in favor of the condominium. The issue as it stands is the discrepancy in the adjusted

amounts. The insurance company claims the damages at \$260,000 and the adjuster estimated \$9.2 million. On Monday they will follow up with court to see when our date is scheduled for.

- Maggy Cuesta-President brought up the subject of Guest Parking that was tabled from the previous meeting. Some research was done regarding surrounding buildings charges for guest parking. Various amounts were brought up. It was suggested by Maggy Cuesta-President and other Board Members that a \$10 charge per car no matter of how long they are there should be assessed. A system of vouchers per unit was brought up but decided that the tracking of such system is too complicated and time consuming. Maggy Cuesta-President also suggested of testing this fee structure to see how it works for the association and our residents. There is always an option to go back based on the results. So daily parking per visitor will be \$10

*Continued on page 3*



Commissioner  
**Eileen Higgins**  
District 5

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

per visit and the overnight parking fee remains at \$20. Maximum full day and overnight charge is \$30. A motion was made by Carmen Garcia-Board Member to begin charging \$10 per visitor parking space beginning October 1<sup>st</sup>. The motion was seconded by Carmen Romero-Board Member. Motion approved unanimously.

- **Maggy Cuesta-President** gave statistical data of the surrounding building Association rental parking fees. The most inexpensive rental parking space is next door at \$83 per month. We have 36 units that are rented and has been at the same price of \$35 per month for 40 years. Suggested rates ranged from \$50-\$100. It was decided, after much discussion to raise the rental rate to \$60 per month. A motion was made to increase the Association rental rates to \$60 per month was made by Carmen Romero-Board Member and was seconded by Carmen Garcia-Board Member.

**New Business:**

- **Maggy Cuesta-President** announced that when the employees have time, we are beginning to paint hallways, baseboard, walls, and doors. Again, only as time permits.

**Approval of Applications:**

7-B Rental, Moved in September 1<sup>st</sup>.

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 Carmen Garcia-Board Member at 8:46 PM

# TREASURY REPORT

## For The Month Ending October 31 , 2021

**BANK BALANCES AS OF OCTOBER 31, 2021**

<b>Banco Popular</b>	
Checking (Operating)	\$133,919.17
Contingency	\$218,872.26
<b>Ocean Bank</b>	
Reserve	\$ 18,905.36

Revenues	Actual	Budget	Variance
Assessments income	812,218.30	823,333.30	(11,115.00)
Interest income	398.09	291.70	106.39
Late charge income	854.85	750.00	104.85
Member parking	12,670.00	12,750.00	(80.00)
Non member parking	6,695.00	1,666.70	5,028.30
Bonus Xmas.			-
Other income	6,660.72	2,709.92	3,950.80
<b>Total Income</b>	<b>839,496.96</b>	<b>841,501.62</b>	<b>(2,004.66)</b>
Expenses	892,685.00	833,608.50	(59,076.50)
<b>Net budgeted revenues &amp; expenses</b>	<b>(53,188.04)</b>	<b>(7,893.12)</b>	<b>(61,081.16)</b>

**UNCOLLECTED MAINTENANCE AS OF OCTOBER 31, 2021**

2(A) Units	\$5,928.00
1(D) Unit	\$1,976.00
1(F) Unit	\$3,211.00
<b>Total Uncollected:</b>	<b>\$11,115.00</b>

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. Personnel OT due to shortage on staff, vacation paid to previous and current employees. Emergency Inspection and Retainer for 40 Year Recertification.

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# CINNAMON TOAST COCONUT CRUNCH

This simple crowd-pleaser is great for your holiday's signature cocktail, and all are available for delivery at LiquorSplit.



**INGREDIENTS:**

- 1½ oz. Hard Truth Cinnamon Vodka
  - 1½ oz. Hard Truth Toasted Coconut Rum
  - 1½ oz. Hard Truth Toasted Coconut Rum Cream
- Cinnamon & sugar, for rim

**CRAFT:**

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!

Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into to a serving vessel, and mix well. Serve chilled.

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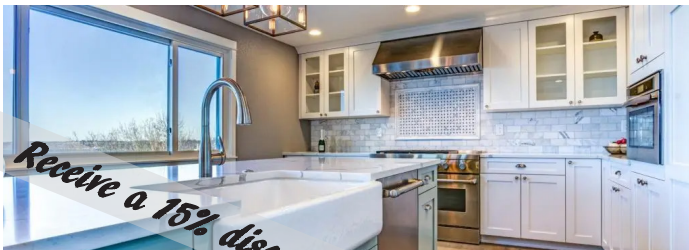
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