



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 17 Issue 8

February 2022

ASSOCIATION OFFICERS

President..... *Maggy Cuesta*
Vice President *Francois Pearson*
Treasurer *Gustavo Lopez*
Vice Treasurer *Carmen Garcia*
Secretary..... *Monie Day*
Board Members *Carmen Romero*
John Dos Santos

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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Le Trianon by Coastal Group Publications.
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MANAGER'S REPORT

1. The basement gate was run into last Saturday afternoon by accident. We have been contacted by the owner's insurance and a claim has been filed. We have talked to two different welders and are waiting to get prices for a replacement gate. The insurance company asked to send them a proposal once we have chosen a company to fabricate the new gate. They will cover the cost of the new gate. It could take up to 3 weeks for the new gate to be made and installed. In the meantime, we ask all resident to be vigilant once entering the garage.
2. Our maintenance team continues painting the hallways and unit doors on each floor.
3. Due to the recent elevator issues, we are planning to meet with a supervisor from TK. We will be discussing the reason why the elevators keep breaking so often.
4. The property insurance went up \$28K compared to last year's which is the same as 17%.
5. The coconut palm trees have been trimmed on the back and front of the property.
6. We are working with NV5 to obtain bids from electrical and roofing companies.
7. We would like to thank Carmen Romero and Monie Day for getting involved with the CMB regarding the lifeguard house that was placed in the back of our property. Thanks to them, the house has been moved South of our property leaving us space to enjoy the beach.
8. We keep finding objects inside the trash chutes that are not supposed to be discarded thru the chutes. Keep in mind, if the trash chute gets blocked due to this, we will incur an extra expense to unclog it and residents won't be able to use it. Please be more conscious of the objects you are disposing thru the chutes.
9. All of the electrical and cable closets have been cleaned and locks were changed to avoid a violation and fine from the CMB in the future. Also, we have passed the fire inspection as well.

Don't Forget...*SPRING FORWARD*

Daylight Saving Time begins for most of the United States at 2 a.m. on the Second Sunday in March and lasts until 2 a.m. on the First Sunday of November. **Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, March 13th.**



LE TRIANON CONDOMINIUM ASSOCIATION ANNUAL BOARD MEETING

Wednesday December 8th, 2021

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.

1. Appointment of Inspectors of Elections was made with Hortense Penate and Mimi Pambrum being selected.
2. While the votes for the election of Directors are being counted, the Board processed with the Annual Meeting.
3. Maggy Cuesta-President called the meeting to order at 8:08 PM with 6 Board Members present making a quorum.
4. Proof of notice has been made, approved, and noted.
5. Maggy Cuesta-President started by reading the minutes from the previous meeting. The minutes were approved with no corrections necessary with a motion being made by Francois Pearson-Vice President and seconded by Gustavo Lopez-Treasurer.
6. Treasurer's Report: Maggy Cuesta-President called for the Treasurer's report (see report on file in the management office) to be read. Gustavo Lopez-Treasurer read the report.
7. The Manager's Report was read by Aissa Duverger-Building Manager (see report on file in the management office). Francois Pearson-Vice President was asked to give an update on the insurance claim litigation. He notified us that our court date has been extended to March.

NEW BUSINESS:

- a. Vote on Full Waiver of Statutory Reserves. 26 votes in favor to vote for

Continued on page 3

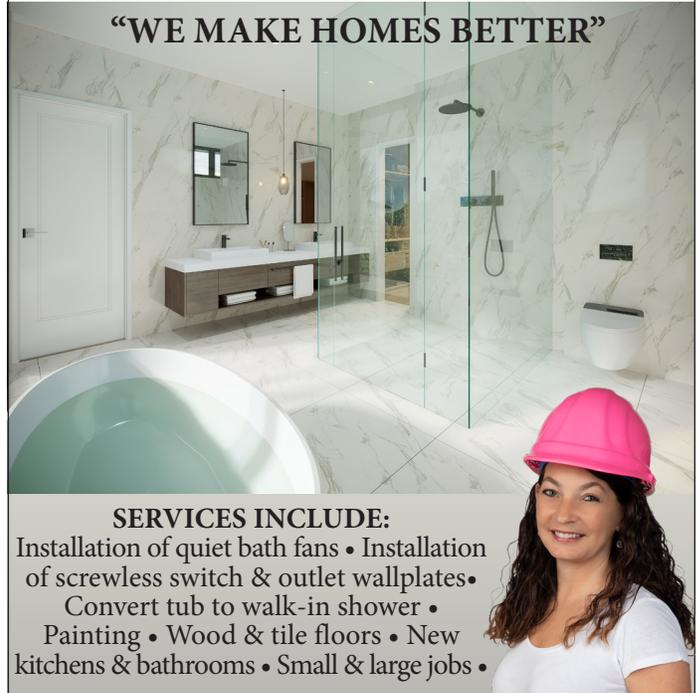


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District 5

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Board Meeting (cont. from page 2)

full waiver and 8 votes against. A motion to adjourn the meeting was made by Carmen Romero-Board Member and seconded by Gustavo Lopez-Treasurer at 9:22 PM.

Immediately after the Annual Meeting, the organizational meeting of the Board of Directors was held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. Maggy Cuesta-President called them meeting to order at 9:23 PM WITH 6 Board Members present making a quorum.

NEW BUSINESS:

- a. Vote for Board Members breakdown:
 1. Eddie Clavijo 25
 2. Maggy Cuesta 42
 3. Monie Day 34
 4. Juan Dominguez 25
 5. John Dos Santos 35
 6. Carmen Garcia 32
 7. Gustavo Lopez 38
 8. Griselle Noreaga 6
 9. Francois Pearson 41
 10. Carmen Romero 39

The previous board stands with the addition of John Dos Santos. Congratulations John and welcome to the Board!

A motion to adjourn the meeting was made by Francois Pearson-Vice President and seconded by Gustavo Lopez-Treasurer at 9:28 PM.




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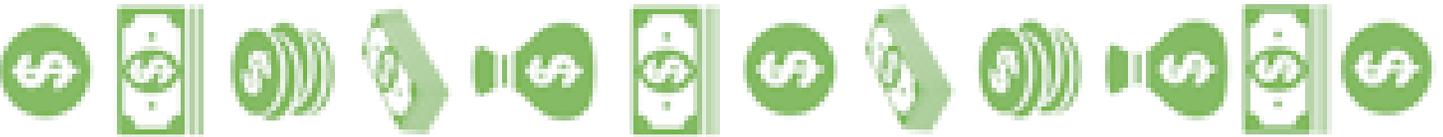
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Treasury Report for the Month Ending January 31, 2022

BANK BALANCES AS OF JANUARY 31, 2022

Banco Popular

Checking (Operating)	\$249,691.31
Contingency	\$12,155.29

Ocean Bank

Reserve	\$18,914.89
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Revenues

	Actual	Budget	Variance
Assessments income	77,455.34	86,833.34	(9,378.00)
Interest income	9.81	25.00	(15.19)
Late charge income	200.00	75.00	125.00
Member parking	2,160.00	2,158.0	2.00
Non member parking	2,126.70	2,000.00	126.70
Bonus Xmas.			-
Other income	660.00	317.50	342.50
Total Income	82,611.85	91,408.84	(8,796.99)

Expenses

	104,560.76	91,409.15	(13,151.61)
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Net budgeted revenues and expenses

Uncollected Maintenance As Of January 31, 2021

3(A) Units	\$ 9,378.00
Total Uncollected:	\$ 9,378.00



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