



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 17 Issue 9

March 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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Manager's Report – March 23, 2022

1. The new basement gate has been installed. The cost for the gate was covered under the owner's insurance policy. Our insurance agents are helping with a new claim to cover the cost of the security company we had to hire while the basement was open.
2. Our maintenance team continues painting the hallways and unit doors on each floor.
3. A new A/C unit is been installed in the West Tower for the Lobby area.
4. As part of the 40-year recertification, NV5 is doing an asbestos testing inside all units. They finished the West tower last Thursday and will do the East tower on Friday, March 25th.
5. We are still working with NV5 to obtain bids from electrical and roofing companies.
6. We are still waiting on permit approval from the CMB to conduct the destructive testing in the 3 units selected by the structural engineers. We expect to have the permits approved by next week.
7. In fear of somebody climbing in, Ariel and the maintenance guys covered a gap that was on top of the new basement gate. It looks great!



LE TRIANON BOARD MEETING

Wednesday February 16th, 2022

Present: Maggy Cuesta-President; Francois Pearson-Vice President; Gustavo Lopez-Treasurer (ZOOM); Monie Day-Secretary; Carmen Romero-Board Member; Carmen Garcia-Board Member; John Dos Santos-Board Member. **Guests:** Aissa Duverger-Building Manager, sign in sheet for guests in attendance is on file in the management office.

Meeting was called to order by Maggy Cuesta-President at 8:01 PM. Proof of notice has been made, approved and noted. Maggy Cuesta-President requested the reading the minutes from the previous meeting. Monie Day-Secretary read the minutes (see minutes on file in the management office. The minutes were approved with no corrections necessary with a motion being made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member.

Treasurer’s Report: Maggy Cuesta-President called for the Treasurer’s report (see report on file in the management office) to be read. Aissa Duverger-Building Manager read the report.

The Manager’s Report was read by Aissa Duverger-Building Manager (see report on file in the management office).

Old Business:

- a. Presentation from the Non-Smoking Committee was made by Mimi Pambrum. The initial presentation was for the Board to vote on an amendment to make the building a non-smoking building. The Non-Smoking Committee made the decision to forgo the vote and instead proposed a solution for the smoking units. The Committee’s suggested for smokers to close off the corrugated tube in the master bathroom retaining their exhaust fan. This would all smokers to not use the balconies in case of a storm, heavy winds and rain. They also proposed to have this done by Ariel-Maintenance Manager. The cost of the solution is to be paid by the individual unit owners.
- b. Update on 40-Year Recertification. An update was given by Maggy Cuesta-President. We are in the process of attaining bids for the first phase of construction. We are also working with an architect on

designs and plans for the balcony and entrance railings. We will present those once received at the next board meeting.

- c. Update on Loan from Popular Bank. Maggy Cuesta-President updated the Board about our loan closing. The loan closing was successful.

New Business:

- a. John Dos Santos-Board Member recommended adding sensors to all exit doors when we do the electrical phase of our recertification. The lights at each exit door remains on all the time and the motion sensors will allow for them to be lit only when motion is detected. This will reduce our power bill significantly.
- b. Maggy Cuesta-President presented an option for unit owners to place A/C trays and flow switches to help prevent water damage when the unit fails. The cost per unit is \$340. A decision to offer this feature to unit owners was made and at the unit owner’s discretion.
- c. John Dos Santos-Board Member suggested moving 4 of the visitor parking spaces to the rear door to allow easier access for contractors to bring material into the building. A motion was made by Carmen Romero-Board Member and seconded by Francois Pearson-Vice President. Motion was approved unanimously.
- d. A motion to adjourn the meeting was made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member at 8:56 PM.



Commissioner
Eileen Higgins
District 5

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Spring into Spring Cleaning

It's that time of year. As the air gets warmer and the sun shines more each day, it is the perfect time to tackle all those chores you've been putting off. These chores don't have to become overwhelming. Just keep these tips in mind.

First Things First

Don't try to clean a cluttered room. Spend time putting things away first so you don't waste time cleaning around obstacles. You'll be happier with a less cluttered room as well. And remember to vacuum before dusting, so you don't kick up dust onto your freshly cleaned furniture.

Have the Right Tools

Any chore is easier with the right equipment. Have on hand a broom, dust pan, mop, vacuum, cleaning rags, scrub brush, bucket, sponges, step ladder, and paper towels. When gathering your cleaning products, remember to use heavy-duty types. Look for products that are multi-use to cut down on the number of bottles you have to carry through your home.

Clean Safely

Never use a cleaning product without first reading the label. Make sure you properly ventilate your cleaning area. And always keep cleaning solutions out of the reach of children.




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TREASURY REPORT

for the Month Ending February 28, 2022

Bank Balances as of February 28, 2022

Banco Popular	
Checking (Operating)	\$153,544.24
Contingency	\$ 2,155.79
Ocean Bank	
Reserve	\$18,914.89

Revenues	Actual	Budget	Variance
Assessments income	173,666.68	173,666.68	-
Interest income	15.00	50.00	(35.00)
Late charge income	225.00	150.00	75.00
Member parking	4,380.75	4,316.66	64.09
Non member parking	4,170.47	4,000.00	170.47
Bonus Xmas.			-
Other income	760.00	635.00	125.00
Total Income	183,217.90	182,818.34	399.56
Expenses	167,642.00	182,818.30	15,176.30
Net budgeted revenues and expenses	15,575.90	(0.04)	15,575.86



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It's the Luck of the Ear-ish!



Melanie Plotkin, HAS | Javier Benitez, HAS, BC-HIS

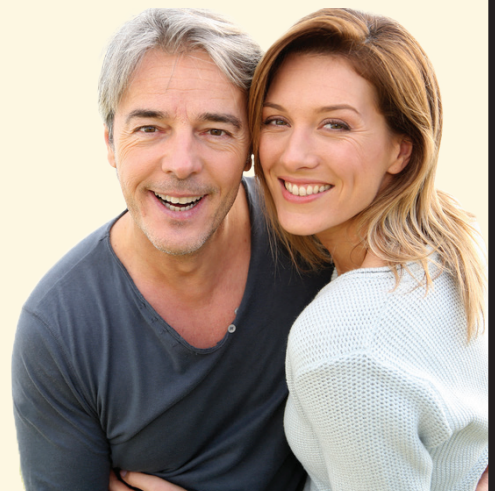


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"Mom went for a check up this morning and she is very happy with the results! Great experience with Javier and the very friendly staff! Very knowledgeable and professional audiologist technician who gave us good and clear guidance on the next steps. Thank you and see you next time!" - **D. Maslennikov**

"Melanie has been my Hearing Aid Specialist for many years. She is extremely capable and a very patient caring person. Claudia and Melanie are an excellent team, the office is welcoming, well organized and patient oriented. A very grateful patient." - **F. & S. Goldin**



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V O D K A

GOOD BOY
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INGREDIENTS

2 oz Good Boy Vodka
5 oz ginger beer
0.5 oz lime juice

DIRECTIONS

Combine vodka and ginger beer in a copper mug or highball glass filled with ice. Add lime juice. Stir gently and garnish with a lime slice.

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