



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 17 Issue 11

May 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

1. We received the asbestos test results from NV5 and no asbestos were found in the areas inspected.
2. The proposals we've been waiting for roofing and electrical have been submitted to us from NV5. We will give the electrical proposals to the 40 Year Electrical committee members for review and recommendation.
3. I have contacted the Neighborhood Affairs coordinator from the CMB regarding the noise from the FPL project at night. He will share the complaint with his team and get back to me with an update.
4. The pedestrian gate located in the basement has been repaired by Ariel and the maintenance team. They have added more vertical poles to prevent intruders to open the gate from behind. A new lock has been installed, the plexiglass removed and it has also been painted to match the new basement gate.
5. On Monday, April 18th, CA Lindman started with the mobilization of the swing stages to conduct the destructive testing. As of today, April 27th, the tiles from the two balconies on the A line have been removed. All entry to balconies on the same line have been secured. It will take about 5-6 weeks for the project to be concluded.
6. Maggy, Ariel and myself have been meeting with NV5 and engineers regarding the process and scheduling for destructive testing. Also, we receive daily updates on the project.

HURRICANE SEASON 2022

HURRICANE SEASON FORECAST		
» COLORADO STATE UNIVERSITY APRIL 7, 2022		
	AVERAGE SEASON	2022 FORECAST
TROPICAL STORMS	14	19
HURRICANES	7	9
MAJOR HURRICANES	3	4

ALEX	LISA
BONNIE	MARTIN
COLIN	NICOLE
DANIELLE	OWEN
EARL	PAULA
FIONA	RICHARD
GASTON	SHARY
HERMINE	TOBIAS
IAN	VIRGINIE
JULIA	WALTER
KARL	

Le Trianon Condominium Association Board Meeting

Wednesday March 23rd, 2022

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



BOARD MEETING

Meeting was called to order by Maggy Cuesta-President at 8:04 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. Update on 40-Year Recertification. An update was given by Maggy Cuesta-President. We are waiting on the City of Miami Beach on permit approvals. It has been over 2 months. Also, we have received 2 bids for the electrical and roof phase of construction. Currently waiting for 1 more bid.
- b. Update on basement gate repair was given by Maggy Cuesta-President. The new gate was installed successfully with a small gap by the ceiling which was taken care of by Ariel.
- c. Update on insurance claim was initiated by Maggy Cuesta-President and passed on to Francois Pearson-Vice President. He heard from out claim attorney and our hearing was cancelled and not yet rescheduled.

New Business:

- a. Discussion regarding our security system. Maggy Cuesta-President notified the Board that there are several cameras that fog up or simply don't work. Our system is quite old and to continue to add on or repair the old system doesn't make very much sense. We will be attaining bids for a new updated camera system.
- b. Discussion on food and drinks by the pool. Maggy Cuesta-President notified the board that there have been several instances of food and drink by the pool. Especially the use of glass bottles that end up broken on the pool deck. This is against our rules and regulations. A motion was made by Monie Day-Secretary to update the rules and regulations to emphasize that there is no glass and no food permitted in the pool area but allow refreshments in non-breakable plastic containers. A first offense will be issued a warning and a second offense and on will be issued a \$100 fine. The motion was seconded by Carmen Romero-Board Member. The motion was approved.
- c. Aissa Duverger-Building Manager would like to send a friendly reminder to new and current owners as well as renters.
 - Please break down all boxes for recycling.
 - Pick up your pet's waste so that we can all enjoy the courtyard and not spread disease.
 - Absolutely NO GLASS is permitted on the pool deck. There has been broken glass found too many times and this is a danger to everyone. A warning will be given on the first offense and a \$100 fine on the following offenses.
 - Only bagged garbage should go down the chute. NOTHING else is permitted in the chute. No boxes, chairs, brooms, walkers, etc. ONLY BAGGED TRASH!
 - If you have visitors that will be staying longer than 24 hours, please kindly notify the management office.

A motion to adjourn the meeting was made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member at 8:42 PM.



Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

DRIVE SAFELY: More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

PLAY SAFELY: If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.



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Treasury Report for the Month Ending March 31 , 2022

BANK BALANCES AS OF MARCH 31, 2022

Banco Popular

Checking (Operating) \$50,930.28
 Contingency \$ 2,156.33

Ocean Bank

Reserve \$18,914.89

Revenues

	Actual	Budget	Variance
Assessments income	260,500.00	260,500.00	-
Interest income	19.59	75.00	(55.41)
Late charge income	300.00	225.00	75.00
Member parking	6,540.00	6,474.99	65.01
Non member parking	6,163.18	6,000.00	163.18
Bonus Xmas.			-
Other income	1,260.00	952.50	307.50
Total Income	274,782.77	274,227.49	555.28
Expenses	284,106.20	274,227.45	(9,878.75)
Net budgeted revenues and expenses	(9,323.43)	(0.04)	(9,323.47)

OVERAGE IS DUE TO PAYMENT TO THE ENGINEERS OUT OF THE CONTIGENCY FUND.



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Every Pour Helps a Pup.



GOOD BOY
mule

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.

GOOD BOY
 V O D K A

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