



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 18 Issue 2

August 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



Published monthly at no cost for
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MANAGER'S REPORT

1. Due to water infiltration to the basement; we will need to move the bins that are against the wall located to the left of the patio stairs. We will move them to the North side wall against the Hilton once the new sidewalk is built. An email and/or letter will be sent to those owners affected.
2. The security poles have been installed in front of the building. This was done to prevent unauthorized cars standing by the fountain. Also, it allows our residents to return to the basement without having to exit the building.
3. We are now accepting credit card payments to pay for guest parking.
4. All coupon books for the 40-year special assessment have been ordered and mailed. Remember, first payment is due on August 1st, 2022.
5. A palm tree located on the North side of the building has been trimmed to prevent birds landing on it. Our maintenance team has cleaned/painted the area dirtied by the pigeons.
6. I have been meeting with vendors, regarding the camera systems, type of paint for the building as well as with NV5 to organize the work that needs to be done in the patio wall.
7. Ariel and I have walked the roof regarding the A/C units for the hallways and elevators. Unfortunately, both compressors and air handlers need to be changed due to being exposed to salt residue and age. We are in the process of getting proposals for new A/C units.
8. The gate leading to the beach has been fixed. A new reader was installed by Ariel. We will be changing the door latch as well.
9. Due to multiple requests from owners and Florida Statute 320.01, we are working with the electrical engineer for a possibility to install two electric charging stations in the building. Though, our building does not have the capacity to accommodate one charging station for parking space, we are working diligently to at least have two.
10. The shoring needs to continue on the three designated balconies by our structural engineer. John Dos Santos is working with a shoring company to install new shoring to avoid paying a monthly rental but just a one-time flat fee.

Le Trianon Condo Association - EMERGENCY BOARD MEETING

WEDNESDAY JULY 6TH, 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-Vice Treasurer. **Guests:** Aissa Duverger-Building Manager, Juan Dominguez-Engineering and Electrical Committee Member. Please see sign in sheet for other guests in attendance on file in the management office.

Meeting was called to order by Maggy Cuesta-President at 8:04 PM. Proof of notice has been made, approved, and noted.

New Business: 40-Year Recertification Electrical Committee Recommendation to the Board of Directors.

Juan Dominguez-Engineering and Electrical Committee Member made the presentation of 3 bids for the 40-Year Electrical Recertification to the Board of Directors. There were 3 bids submitted:

- 1) The first bid was disregarded due to the fact the wanted to use existing wiring.
- 2) Mr. Electric's bid was for \$315,750. Their proposal was made back in January. They claim if they must resubmit his bid, it would be 25% higher than originally stated due to the increase in product cost. That brings it to \$410,000 approximately.
- 3) PowerCom's bid was for \$411,475.

Both bids were dissected very closely and found that Mr. Electric's bid did not provide all the necessary fixes that are required for the 40-Year Recertification for many different reasons. So, Mr. Electric's bid was eliminated. PowerCom answered the RFP the NV5 sent them 100%. However, PowerCom's bid does not include the installation of conduits on the roof. Our current conduits are ridged. The new conduits are PVC and more flexible than the ridged and require additional support. The estimated cost for this process is \$30,000. Using that additional cost, it brings our total cost to \$441,475. It is also suggested to have a 20% contingency fund available in addition to the estimated cost of the bid. The Electrical Committee is recommending that the Board of Directors award the project to PowerCom at a cost of \$520,000. A roofing company will need to be sourced to install the brackets for the conduits. The brackets can be installed with out doing the entire roof.

A motion to approve the recommendation of the Electrical Committee that proposed the amounts of \$411,475 for the scope of work, plus \$30,000 for the new conduits and additional 20% contingency, for a total amount of \$520,000 was made by the was made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member. Motion approved unanimously.

Meeting adjourned by Maggy Cuesta-President at 8:21 PM.

Le Trianon Condominium Association - Board Meeting

Wednesday June 8th, 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-Vice Treasurer. **Guests:** Aissa Duverger-Building Manager, sign in sheet for guests in attendance is on file in 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. Maggy Cuesta-President read the minutes (see minutes on file in the management office). The minutes were approved with 1 correction necessary, and a motion being made by Gustavo Lopez-Treasurer and seconded by John Dos Santos-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. Gustavo Lopez-Treasurer read the report.

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

Old Business:

Update on 40-Year Recertification. An update was given by Maggy Cuesta-President.

- Destruction testing has been completed. Only 1 post tension cable was found to be distressed on the balconies that were checked, which means that hopefully only concrete repair will be necessary for the remainder of the balconies and not full post tension cable repair. Testing was done on the balconies that were in the worst shape. We do however have extensive concrete damage.

New Business:

1. Discussion on security poles was addressed by Maggy Cuesta-President. We have had many instances of vehicles waiting to pick up guests at the Hilton Hotel next door block our driveway or move our planters to park in front of our building. The way to prevent anyone from parking in our area is to place the security entry poles further

Continued on page 3

Board Meeting (cont. from page 2)

forward. One can be moved but we will have to purchase a longer one for the exit side of our driveway. Estimates have been attained and agreed on. A motion to approve the purchase was made by Gustavo Lopez-Treasurer and seconded by John Dos Santos. Motion was approved.

2. Update on electrical bids was addressed by John Dos Santos-Board Member. The engineering committee requested that their third bid be submitted in uniform to the other two bids that were submitted so that a more educated decision could be made. The engineering committee is waiting for that bid. Should be received in the next two weeks.
3. Update on security cameras was addressed by Aissa Duverger-Building Manager. Only 1 bid has been received and we are waiting for 2 more to decide.
4. Discussion and approval of 40-year assessment. The initial assessment has been decided on to pay off funds that have already been disbursed in preparation for the 40-year recertification as well as future expenses coming up. The breakdown for quarterly payments for a term of 15 years by unit is as follows:
 - a. A-units \$600.00
 - b. 4B \$300.00
 - c. B-units S\$312.50
 - d. C-units \$400.00
 - e. D-units \$400.00
 - f. 4E \$300.00
 - g. E-units \$312.50
 - h. F-units \$650.00

A motion to approve the 40-Year Recertification Special Assessment was made by Gustavo Lopez-Treasurer and seconded by Carmen Romero-Board Member. Motion was approved unanimously.

5. Approval of Applications. Unit 11-C was purchased. A motion to approve the new owner’s application was made by John Dos Santos-Board Member and seconded by Gustavo Lopez-Treasurer.

A motion to adjourn the meeting was made John Dos Santos-Board Member and seconded by Gustavo Lopez-Treasurer. at 8:41 PM.



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TREASURY REPORT FOR THE MONTH ENDING JUNE 30 , 2022

BANK BALANCES AS OF JUNE 30, 2022

Banco Popular

Checking (Operating)	\$28,543.08
Contingency	\$ 2,157.95

Ocean Bank

Reserve	\$18,924.27
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Revenues	Actual	Budget	Variance
Assessments income	518,916.00	521,000.00	(2,084.00)
Interest income	65.00	150.00	(85.00)
Late charge income	475.00	450.00	25.00
Member parking	13,030.00	12,950.00	80.00
Non member parking	12,133.00	12,000.00	133.00
Bonus Xmas.			-
Other income	2,623.00	1,905.00	718.00
Total Income	547,242.00	548,455.00	(1,213.00)
Expenses	566,637.00	548,455.00	(18,182.00)
Net budgeted revenues and expenses	(19,395.00)	-	(19,395.00)

UNCOLLECTED MAINTENANCE AS OF JUNE 30, 2022

1(D) Unit:	\$2,084.00
Total Uncollected:	\$2,084.00

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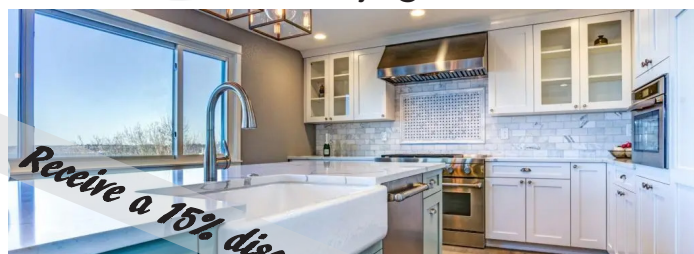
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