



# LE TRIANON TRIBUNE

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

Volume 18 Issue 5

November 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. Hotwire communications presented at our last special meeting on November 2<sup>nd</sup>, 2022. They introduced the company and proposed proposal to the association.
2. P.E. Group was here yesterday to do a walkthrough of the building. This was done to make sure nothing has changed since their last visit. The city requires an updated engineer report every six months. Also, they looked at the basement wall to determine scope of work.
3. The A/C unit for the West tower has been ordered. It could take up to 5 months to receive.
4. The Lobby front door needed a new motor. It was installed last week on Friday.
5. The new color samples for the building have been ordered and picked up from the distributor.
6. Waste Manager was finally able to pick up the old bins that were placed outside the property.
7. Our insurance agents are working with Citizens on a renewal quote for the year 2023. In order to do so, Citizens required a new appraisal and mitigation report. They also required a roof and electrical inspection as well. All inspections were completed on Friday 11/11/22. We are waiting to hear from Citizens regarding next year's quote.

## A Thanksgiving Blessing

May your stuffing be tasty  
May your turkey plump,  
May your potatoes and gravy  
Have nary a lump.  
May your yams be delicious  
And your pies take the prize,  
And may your Thanksgiving dinner  
Stay off your thighs!

-Unknown



# Le Trianon Condominium Association Board Meeting

Tuesday October 18th, 2022

**Present:** Maggy Cuesta-President; Francois Pearson-Vice President; Monie Day-Secretary; Carmen Romero-Board Member; John Dos Santos-Board Member; Gustavo Lopez-Treasurer; Carmen Garcia-Vice Treasurer. **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 8:00 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 corrections, and a motion was made by Francois Pearson-Vice President and seconded by John Dos Santos-Board Member. Motion approved.

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

President. We have received 3 sealed bids that will be opened up all together by the Board immediately after this meeting. They will need to be dissected to ensure that all construction needs have been accounted for in each bid. time. The bids will arrive in a sealed envelope for fairness and integrity.

**New Business:**

- a. Vote on new roof A/C unit. Maggy Cuesta notified the board that the West Tower A/C unit evaporator and condenser have blown out. Aissa Duverger-Building Manager received 2 bids. Although the evaporator was replaced less than 7 years ago, an indoor evaporator is what was installed instead of a outdoor one. Aissa caught the error when the quote for the West tower unit was given to her and since the model number was taken from the East tower machine. That is how she caught that the wrong machine was installed. It is recommended that it be replaced with a commercial outdoor unit. Instead of craning the replacement unit. It is less expensive to build the unit on the roof. This will take approximately 4 months.

*Continued on page 3*

**Old Business:**

- a. Update on 40-year electrical project was given by John Dos Santos-Board Member. The board approved contract was signed, and permits have been applied for. It is taking some time.
- b. Update on basement wall was given by Maggy Cuesta-President. The well monitor has been in place for about 5 weeks. The well monitor readings have been read weekly. We have just over 3 weeks until we receive the results of the analysis. At that point a decision must be made on how to proceed with the repairs.
- c. Update on 40-year recertification bids was given by Maggy Cuesta-

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

The board is going to hold off on the vote until we can get more information about warranty and attempt to negotiate the cost of the bid.

- b. Vote on cable/wi-fi renewal. Our current contract with Breezline expires on November 1<sup>st</sup>. They are offering a \$72.48 per month per unit renewal cost for an 8-year versus a 10-year contract that includes installing fiber optic lines into all units with a 4% increase yearly. Juan Dominguez's son advised that Breezline was giving us a very good deal since they are offering us the 8-year term instead of the standard 10-year. The board is going to hold off on the vote to get other bids to compare services.
- c. Pool Table for cardroom was generously being offered to us by John Dos Santos-Board Member at no cost to the Association. There was much concern about the amount of space it would take up in the card room and how moving it for events would cause the need to level it each time. After discussions the board decided to not accept John's offer.
- d. Approval of Applications-Unit 14E is being rented for 1-year. A motion to approve the new renter's application was made by Carmen Romero-Board Member and seconded by Gustavo Lopez-Treasurer. Motion approved.

A motion to adjourn the meeting was made Gustavo Lopez-Treasurer and seconded by Francois Pearson-Vice President at 9:19 PM.

## Le Trianon SPECIAL BOARD MEETING

### WEDNESDAY NOVEMBER 2ND, 2022

**Present:** Maggy Cuesta-President; Francois Pearson-Vice President; Monie Day-Secretary; Carmen Romero-Board Member; John Dos Santos-Board Member; Gustavo Lopez-Treasurer; Carmen Garcia-Vice Treasurer. **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 8:00 PM. Proof of notice has been made, approved, and noted.

**New Business:**

Hotwire Communications presentation to the Board of Directors and some residents. They are proposing a monthly fee of \$67.99 per unit (rate does not include \$3.99 video content surcharge) with a 4% annual increase for a term of 7 years and 3 years auto renewal. They are also offering to install fiber optic cabling to all units with no coaxial extensions. Along with a \$400 per door consideration that quantifies to \$44,800.

**Old Business:**

- a. Vote on new West Tower roof A/C unit. Aissa Duverger-Building Manager was advised that a 5-year warranty can be extended for the condenser but the unit warranty is only 1-year. She also attempted to negotiate the labor install rate at which she was denied. A motion to approve the new A/C unit purchase and installation was made by Francois Pearson-Vice President and seconded by Gustavo Lopez-Treasurer. Motion approved with one opposed.
- b. Vote on cable/wi-fi renewal. Vote was tabled for our Wednesday November 16<sup>th</sup> meeting so we can have all current pricing available to make a decision.

A motion to adjourn the meeting was made by Gustavo Lopez-Treasurer and seconded by Francois Pearson-Vice President at 9:09 PM.



PATRICKJAIMEZ PA

Mobile (786)-277-7355  
Direct (305)-459-5019  
patrickjaimez@gmail.com

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# Treasury Report for the Month Ending October 31, 2022

## BANK BALANCES AS OF OCTOBER 31, 2022

### Banco Popular

Checking (Operating)	\$85,198.60
Contingency	\$2,160.13

### Ocean Bank

Reserve	\$18,919.04
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### Revenues

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
Assessments income	863,578.87	868,333.40	(4,754.53)
Interest income	138.83	250.00	(111.17)
Late charge income	750.00	750.00	-
Member parking	21,670.00	21,583.30	86.70
Non member parking	17,538.17	20,000.00	(2,461.83)
Bonus Xmas.			-
Other income	18,308.62	3,175.00	15,133.62
<b>Total Income</b>	<b>921,984.49</b>	<b>914,091.70</b>	<b>7,892.79</b>
Expenses	979,118.94	914,091.50	(65,027.44)
<b>Net budgeted revenues and expenses</b>	<b>(57,134.45)</b>	<b>(0.20)</b>	<b>(57,134.65)</b>

## UNCOLLECTED MAINTENANCE AS OF OCTOBER 31, 2022

1(A) UNIT: \$3126.00

1(E) UNIT: \$1628.13

TOTAL UNCOLLECTED: \$4754.13



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