



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 18 Issue 7

January 2023

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

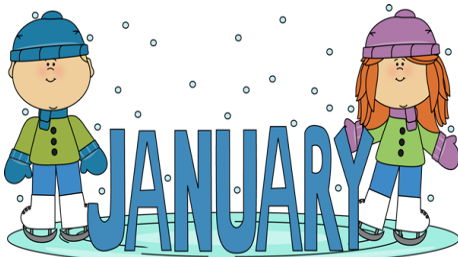
Main (305) 861-9574
Security..... (305) 861-8424
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OFFICE HOURS

Monday - Friday 9:00 AM - 4:30 PM

Le Trianon Condominium

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Miami Beach, FL 33140
manager@letrianoncondo.com



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MANAGER'S REPORT

1. Our attorney has been working on the Hotwire contract since December, however, we are still in the negotiation process. We will sign once the contract is written in our favor.
2. NV5 and our attorney are working together in the preparation of the construction contract for Artifex. We will forward to Artifex once it's ready for review.
3. We received the deficiencies report from our annual sprinkler inspection. We had some deficiencies and the price to correct them was close to \$13K. I spoke to Ariel and many of the deficiencies can be done in house. Ariel and his team are working on repairing and/or replacing some corroded piping in the upper garage as well as replacing some hangers. The cost to correct these deficiencies will be around \$2K, saving the building close to \$11K. Kudos to everyone who made this savings possible!
4. We also had our annual fire extinguisher inspection. There were some deficiencies found as well. Unfortunately, we can't make the repairs at home, however it is not a pricy as the fire sprinklers.
5. We changed the 2 DVRs in the front desk along with 5 cameras. At the moment all cameras are working. We are very happy with the company recommended by Carmen Garcia, board member.
6. I was able to receive an update regarding the insurance open claim. The attorneys filed a motion with the Court asking for a conference. The reason the motion was filed is because, the Judge has not made a decision as to whether an evidentiary hearing is needed on our case. The conference is currently scheduled for February 16, 2023. The attorney will update us after the conference.



LE TRIANON CONDOMINIUM ASSOCIATION

ANNUAL BOARD MEETING

Wednesday December 14th, 2022

Le Trianon Condominium, 6061 Collins Ave, Miami Beach, FL 33140

Present: Maggy Cuesta-President; Francois Pearson-Vice President; Monie Day-Secretary; John Dos Santos-Board Member; Gustavo Lopez-Treasurer; Carmen Romero-Board Member. **Absent:** 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 8:05 PM. Proof of notice has been made, approved, and noted. Maggy Cuesta-President requested the reading of the minutes from the previous meeting and they were read by Monie Day-Secretary. See the minutes on file in the management office. The minutes were approved, and a motion was made by Francois Pearson-Vice President and seconded by Carmen Romero-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. 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:

- a. 40-Year Recertification Update-Maggy Cuesta-President gave the update. NV5, PowerCom and Ariel have been inspecting the A/C temperature in every unit. This process is still ongoing and should be done by Wednesday of next week. The purpose of this is due to the electrical work that will be done on the roof. All A/C conduits will be replaced as part of the 40-year electrical work. NV5 wants to make sure that the temperatures coming out of the A/C vents in every unit are the same at the beginning and ending of the project. Also, PowerCom is labeling every unit on the roof with the correct apartment number. We are still waiting for the City of Miami Beach to approve our electrical permits to begin work. We are currently in negotiations for the construction bid and expect those bids to be ready for a vote in early January. There may be an epoxy option to repair the basement wall instead



BOARD MEETING

of drilling from the Hilton side of the fence. The epoxy option also offers us a 10-year warranty.

New Business:

- a. Consider and Adopt Budget-Gustavo Lopez-Treasurer went through the new budget for next year. Motion to approve the new budget was made by Francois Pearson-Vice President and seconded by John Dos Santo-Board Member.
- b. Vote on Full Waive of Statutory Reserves-With 25 yes's and 7 no's the reserves passed.
- c. Vote on Proposed Amendment to Declaration of Condominium-With a vote of 18 yes's and 15 no's the amendment did not pass. It was suggested by Mimi Pambrum-Resident to more clearly outline the changes request in both Spanish and English. Another vote will be attempted with more clarification.
- d. Parking Increase-Maggy Cuesta-President announced the adoption of the increased rental parking rate to \$100 per month stating it was previously agreed upon. A motion to approve the rate increase was made by John Dos Santos-Board Member and seconded by Carmen Romero-Board Member. With 1 vote opposed the motion passed.
- e. Approval of Applications-23B is a 12-month lease with 1 renter occupying it and 10E is a 6 month and 1 day lease with 1 renter occupying. A motion to approve both applications was made by John Dos Santos-Board Member and seconded by Francois Pearson-Vice President. Both applications were approved.

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

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French Onion Soup

- ½ cup unsalted butter
- 2 tablespoons olive oil
- 4 cups sliced onions
- 5 cups beef broth
- 2 tablespoons dry sherry
- 1 teaspoon dried thyme
- 1 pinch salt and pepper to taste
- 4 slices French bread
- 4 slices provolone cheese
- 2 slices Swiss cheese, diced
- ¼ cup grated Parmesan cheese

Melt butter with olive oil in an 8-quart stock pot over medium heat. Add onions and continually stir until translucent. Do not brown. Add beef broth, sherry, and thyme. Season with salt and pepper. Let simmer for 30 minutes. Meanwhile, preheat the oven's broiler. Ladle soup into oven-safe serving bowls and place one slice of bread on top of each (bread may be broken into pieces if you prefer). Layer each slice of bread with a slice of provolone, 1/2 slice diced Swiss and 1 tablespoon Parmesan cheese. Place bowls on a cookie sheet and broil in the preheated oven until cheese bubbles and browns slightly, 2 to 3 minutes.







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LE TRIANON CONDOMINIUM ASSOCIATION EMERGENCY BOARD MEETING

Wednesday December 21st, 2022

Le Trianon Condominium, 6061 Collins Ave, Miami Beach, FL 33140

Present: Maggy Cuesta-President; Francois Pearson-Vice President; Monie Day-Secretary; John Dos Santos-Board Member; Gustavo Lopez-Treasurer; Carmen Romero-Board Member. **Absent:** 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 8:01 PM. Proof of notice has been made, approved, and noted.

Old Business:

a. Vote on Artifex Corporation to conduct 40-Year Recertification required structural work. There were 2 bids remaining to consider that had Post Tension

Cable certification. PG came in at \$8.8 million after negotiations and Artifex came in at close to \$8.4 million. It is important to note that both bids were over \$11 million before John Dos Santos' expertise put us in a great position to negotiate both contracts down. A motion to approve the Artifex contract was made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member. The motion to approve hiring Artifex was unanimous.

b. Vote on increasing association monthly parking fee. After discussion a motion was made by Gustavo Lopez-Treasurer to adjust the association parking space rental fee to \$80 per month for year 2023 and automatically adjusted to \$100 per month in year 2024. The motion was seconded by Carmen Romero-Board Member. Motion passed unanimously.

A motion to adjourn the meeting was made by Gustavo Lopez-Treasurer and seconded by Francois Pearson-Vice President at 8:23 PM.

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Treasury Report for the Month Ending December 31 , 2022

BANK BALANCES AS OF DECEMBER 31 2022

Banco Popular

Checking (Operating)	\$14,469.10
Contingency	\$2,160.66

Ocean Bank

Reserve	\$18,919.04
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Revenues

Assessments income	1,042,000.08	1,042,000.08	-
Interest income	211.74	300.00	(88.26)
Late charge income	900.00	900.00	-
Member parking	25,990.00	25,899.96	90.04
Non member parking	19,572.03	24,000.00	(4,427.97)
Bonus Xmas.			-
Other income	22,589.82	3,810.00	18,779.82
Total Income	1,111,263.67	1,096,910.04	14,353.63
Expenses	1,171,867.95	1,096,909.80	(74,958.15)
Net budgeted revenues and expenses	(60,604.28)	(0.24)	(60,604.52)



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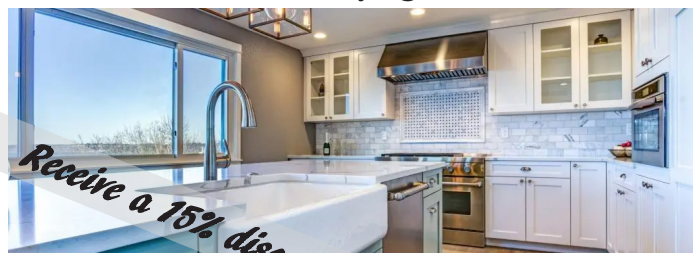
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