



# LE TRIANON TRIBUNE

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

Volume 18 Issue 11

May 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  
**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](mailto:manager@letrianoncondo.com)



Published monthly at no cost for  
Le Trianon by Coastal Group Publications.  
Contact CGP at  
(305) 981-3503 or [info@cgpnewsletters.com](mailto:info@cgpnewsletters.com)  
to advertise in one of our newsletters  
or to get a free newsletter for your property.

## MANAGER'S REPORT

1. Ariel is been fixing the walls on the 23<sup>rd</sup> floor that Powercom had to cut open in order to do the electrical work. These include hallways and inside units 23A and 23F.
2. Hotwire's contract is been signed and notice to Breezeline will be given by May 1<sup>st</sup>, 2023.
3. We've had weekly meetings with NV5 to discuss the electrical and construction work in the building. The structural contract has been reviewed by both lawyers and there were only 2 items that are needing clarification. We hope to have the contract signed by April 29<sup>th</sup>, 2023.
4. Powercom is currently replacing all PVC and disconnect boxes on roof. Powercom is scheduling a second shutdown starting next week. A 48-hour notice will be given to all owners. Powercom estimates final inspection around 4/28-4/30.
5. We are waiting on the final proposal from Snapp Industries regarding the basement wall. This is due to the fact that we found new areas that will need to be injected as well.
6. As you know there are many legislative changes coming down the pike which are going to impact all condominiums financially. In an effort to have our voices heard, the Board from Mar de Plata has put together a petition which will send a message about how owners feel about the changes to the condo law. They met with Carmen Romero, Maggy Cuesta and John Dos Santos this afternoon to ask us to participate in this petition campaign. A copy of the petition will be sent to all owners to sign within the next few days.
7. I would like to thank all of the owners who participated in voting for the material alterations and the amendment. We've never achieved 75 votes from our membership! We are very thankful for your vote so we can continue with our 40-year recertification project.



# DO YOU HEAR BUT NOT UNDERSTAND? **WE CAN HELP!**

Join Us For A  
Special Hearing Health Event  
**Now Through May 31st**



**Melanie Plotkin, HAS**, Hearing Aid Specialist



**Javier Benitez, HAS, BC-HIS**, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

## COME TRY THE ALL NEW GENESIS<sup>AI</sup> from

Hear better in more listening environments.

### UP TO 51 HOURS ON A SINGLE CHARGE

Finally, a rechargeable hearing aid that need not be charged every night!

### BEYOND IP68 BUILT-TOUGH DURABILITY

Repels moisture, survives drops and whatever else you can dish out.

## LIMITED TIME OFFER!

# \$1000 OFF

**Towards the purchase of a new pair of Rx hearing aids.**

Cannot be used on prior purchases or combined with another discount.



## Here is an early review of the new Genesis AI hearing aids:



"...I have been in just about [every] noise environment that could be produced [and] the Genesis hearing aids with the new Starkey app have worked fantastic[.] Using Edge Mode is easy and controls the sound very well even for the TV... Also the batteries stay charged up to 80% after a long day of hard usage. I'm happy I made the switch to them!" - **V. Taporowski**, Hear Again America patient

## Schedule your Complimentary Hearing Screening today!



Scan the  
QR code above

to schedule your complimentary hearing screening today!



[www.HearAgainAmerica.com](http://www.HearAgainAmerica.com)



19046 NE 29th Avenue, Aventura  
222 95th Street, Surfside

**Call Us Today!**  
**(888) 272-9589**



## Le Trianon Condominium Association - Board Meeting

Wednesday March 22nd, 2023

**Present:** Maggy Cuesta-President; Monie Day-Secretary; John Dos Santos-Board Member; Carmen Romero-Board Member; Carmen Garcia-Vice Treasurer. **Absent:** Francois Pearson-Vice President; Gustavo Lopez-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 8:02 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 Carmen Romero-Board Member and seconded by John Dos Santos-Board Member. Motion approved without changes.

**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 mgmt. office).

### NEW BUSINESS:

a. Introduction to EV-With the increase of electronic vehicles in the building, we are making every effort to accommodate their fueling needs. We have reached out to EV+ that can install charging stations. They are proposing to install 4 charging stations at no cost to us. They maintain the units and charge the owners of the EV vehicles for the charge. They will take up 4 parking spaces and the EV cars can only park there while charging. They will also reimburse the Association for the electricity that is used. We also receive 10% of the revenue from the charges.

b. Board Resolution for E-voting-We will need to pass the amendments to the By-Laws by 66 2/3 vote. The Board has approved using E-Voting to allow for more residents to participate in voting more easily. It is up to the resident to choose between electronic

or regular paper voting. John Dos Santos-Board Member made a motion to approve the applications and seconded by Carmen Garcia-Vice Treasurer.

c. Board approval to call a unit owner meeting on 04/19/23 for the voting on material alteration and to pass the increase on the 40-year Special Assessment. Motion made by Carmen Romero-Board Member and Carmen Garcia-Vice Treasurer.

d. Approval of Applications-9F sold to current Le Trianon resident. 6F 12-month rental. Moved in on February 15<sup>th</sup>. John Dos Santos-Board Member made a motion to approve the applications and seconded by Carmen Garcia-Vice Treasurer.

### OLD BUSINESS:

a. Update on 40-year electrical and structural work. Aissa Duverger-Building Manager gave the update that Artifex is in possession of the contract with edits made by our attorneys. We are waiting for their response to the edits. Basement wall-Snap Industries came to review the scope of work to fix the basement wall with epoxy. We are expecting their proposal within the next couple of weeks.

Electrical-Working on C and B lines, currently replacing the conduits. Next week they will work on lines D & E. Then inspections can be completed.

A motion to adjourn the meeting was made by Carmen Romero-Board Member and seconded by John Dos Santos-Board Member at 8:54 PM.

**stellar**  
Public Adjusting Services  
Professional Insurance Claim Representation

CALL US BEFORE YOUR  
INSURANCE COMPANY!!  
(305) 396-9110  
STELLARADJUSTING.COM

CALL US TODAY  
FOR A FREE  
CLAIM  
INSPECTION

RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

MENTION THIS FLYER  
FOR FREE  
POLICY  
REVIEW

GOT PROPERTY  
DAMAGE?  
GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Boaz License #P17524



# Treasury Report for the Month Ending March 31, 2023

## BANK BALANCES AS OF MARCH 31, 2023

### Banco Popular

Checking (Operating)	\$42,994.51
Contingency	\$ 2,162.26

### Ocean Bank

Reserve	\$18,919.04
---------	-------------

### Revenues

	Actual	Budget	Variance
Assessments income	317,066.73	320,917.74	(3,851.01)
Interest income	14.77	37.50	(22.73)
Late charge income	150.00	250.00	(100.00)
Member parking	8,620.00	10,800.00	(2,180.00)
Non member parking	4,700.00	5,000.00	(300.00)
Bonus Xmas.			-
Other income	1,135.00	12,012.51	(10,877.51)

### Total Income

331,686.50	349,017.75	(17,331.25)
------------	------------	-------------

### Expenses

371,449.59	348,960.00	(22,489.59)
------------	------------	-------------

### Net budgeted revenues and expenses

(39,763.09)	(57.75)	(39,820.84)
-------------	---------	-------------

## UNCOLLECTED MAINTENANCE AS OF MARCH 31, 2023

1(A) UNIT: \$3851.01

TOTAL UNCOLLECTED: \$3851.01



## DIAMOND REMODELERS

Full Service Contractors

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, family owned for 40 years.

specializing  
in condo &  
apartment interiors

Jeff Diamond & Anthony Lasorsa

**305-865-9005**

[www.diamondremodelers.com](http://www.diamondremodelers.com)

[jeff@diamondremodelers.com](mailto:jeff@diamondremodelers.com)

## Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

*"Your Experienced  
Handyman"*

### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

EST. 1980

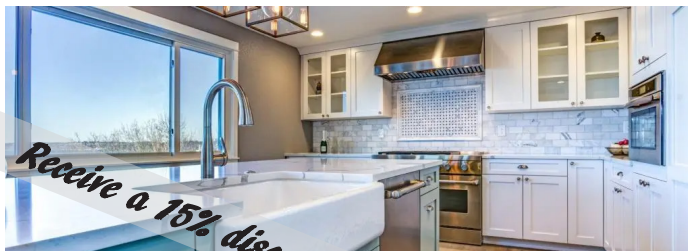
- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%  
Off**

any  
remodeling  
job!

**10%  
OFF  
Any  
Service**

Valid With Coupon.  
Not To Be Combined  
With Other Offers.  
Exp 6/30/2023



Painting & Services Unlimited Lic. CC94BS00437

Lasorsa Enterprises, Inc CGC031497 Licensed & Insured General Contractor