



# LE TRIANON TRIBUNE

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

Volume 19 Issue 1

July 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*



Published monthly at no cost for  
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## MANAGER'S REPORT

1. Ariel has been working on building a storage room in the MZ level since the exiting storage closet will be used by Hotwire to install their equipment for the internet and cable.
2. Hotwire's signing fee was paid to us in May for the amount of \$44,800.00.
3. We've had several meetings that involve the building with different contractors. We have met with TK elevators regarding the existing elevator conditions and maintenance for the four elevators. We've met with the 40-year contractor Artifex, NV5 and Sto painting to discuss the upcoming project. We've also met with the railing company and architect to discuss the RD level and planters.
4. Artifex contract was signed as previously discussed on April 28<sup>th</sup>, 2023.
5. Powercom has finished with the electrical part of the 40-year recertification. The electrical engineer walked through the building and will finalize his report to be sent to the COMB.
6. All the bins have been replaced in the backyard and 4 new residents were able to obtain one.
7. Alenac, the railing company has been measuring the balconies for the new railings. They are only missing line E and F. Thank you all for your cooperation with this project.
8. The hallways in the West Tower are currently been painted.
9. We were able to collect \$1265.00 to help with Maria's health situation. We would like to thank Monie for coming up with the idea to create a fund from the residents instead of paying her from the association's funds. We would also like to thank all of you who contributed.
10. We would like to thank Dinorah, Carmen Garcia and Hortensia for helping and taking care of the Lobby entrance. The plants look great.
11. I would also like to thank Maggy and Carmen Garcia for cleaning the MZ level. All wheelchairs and walkers are inside the storage area instead of in the hallway.



## Le Trianon Condominium Association Board Meeting

Wednesday March 22nd, 2023

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

**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 management 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 after they recoup their initial install investment.

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 the motion was 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.



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# Special Meeting of the Board Directors & Membership Meeting to Follow

**Wednesday April 19th, 2023**

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

**Present:** Maggy Cuesta-President; Monie Day-Secretary; John Dos Santos-Board Member; Carmen Romero-Board Member; Carmen Garcia-Vice Treasurer; Francois Pearson-Vice President; Gustavo Lopez-Treasurer

## Board of Directors Meeting

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 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 John Dos Santos-Board Member and seconded by Carmen Romero-Board Member. Motion approved without changes.

## New Business:

- a. Consideration and approval of proposed alteration as set forth in unit owner meeting agenda to allow residents to vote electronically. Motion was made by Carmen Romero-Board Member and seconded by Francois Person-Vice President. Motion passed unanimously.
- b. Vote on proposed Amendment to Article 10 of the Declaration to change Amendment. Motion made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member. Motion passed unanimously.
- c. Vote on Special Assessment in the approximate amount of \$8,900,000.00 to repay Association bank loan and fund required projects such as electrical, paint, and structural repairs. Motion was made by Gustavo Lopez-Treasurer and seconded Carmen Romero-Board Member. Motion passed unanimously.

A motion to adjourn the Board of Director's meeting was made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member at 8:05 PM.

## MEMBERSHIP MEETING

Meeting was called to order at 8:06 PM by Maggy Cuesta-President.

**Guests:** Aissa Duverger-Building Manager, sign in sheet for guests in attendance is on file in the management office.

Previous Board Meeting minutes were read at the Board of Director's Meeting.

**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).

## New Business:

- a. Vote on material alteration to

changes to the balcony railings and the building's exterior color. Rendering is available to view in the management office. Railing vote with glass 64 votes vs railings alone 24 votes. A motion was made to install the railings with glass by Francois Pearson-Vice President and seconded by Gustavo Lopez-Treasurer.

Vote on building color to be light taupe 50 votes vs white 33 votes. A motion was made to paint the building light taupe was made by Francois Pearson-Vice President and seconded by Gustavo Lopez-Treasurer.

b. Vote on proposed amendment to Article 10 of the Declaration of Condominium. 81 votes to amend and 7 votes to not amend. A motion was made by Gustavo Lopez-Treasurer and seconded by John Dos Santos-Board Member. Motion approved unanimously.

A motion was made to adjourn the meeting was made by Francois Pearson-Vice President at 8:30 PM and seconded by Gustavo Lopez-Treasurer

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# Treasury Report for the Month Ending May 31, 2023

## BANK BALANCES AS OF MAY 31, 2023

### Banco Popular

Checking (Operating)	\$66,499.45
Contingency	\$2,163.90

### Ocean Bank

Reserve	\$18,919.04
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### Revenues

	Actual	Budget	Variance
Assessments income	529,006.15	534,862.90	(5,856.75)
Interest income	15.77	62.50	(46.73)
Late charge income	250.00	416.65	(166.65)
Member parking	17,500.00	18,000.00	(500.00)
Non member parking	7,600.00	8,333.35	(733.35)
Bonus Xmas.			-
Other income	46,335.00	20,020.85	26,314.15
<b>Total Income</b>	<b>600,706.92</b>	<b>581,696.25</b>	<b>19,010.67</b>
<b>Expenses</b>	<b>637,674.26</b>	<b>581,600.70</b>	<b>(56,073.56)</b>
<b>Net budgeted revenues and expenses</b>	<b>(36,967.34)</b>	<b>(95.55)</b>	<b>(37,062.89)</b>

## Uncollected Maintenance as of May 31, 2023

1(A) Unit: \$3851.01  
 1(B) Unit: \$2005.74  
 Total Uncollected: \$5856.75

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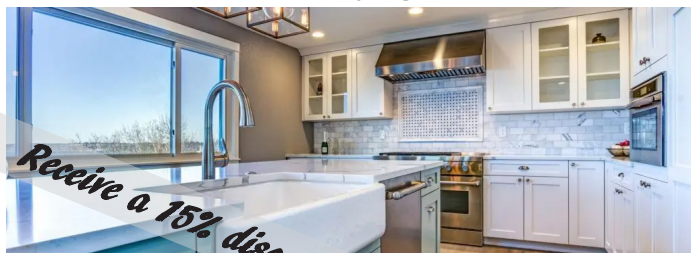
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