



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 19 Issue 2

August 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



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Manager's Report – August 23, 2023

1. Elevator#3 passed the 5-year inspection and it's back in service. We keep having issues with number 2. A gate contact has been ordered and will be changed in elevators 3 and 4 as well. I am in the process of disputing 2 invoices with TK elevators for a service call that was not performed and for the time it took the technicians to work on elevator #3 resulting in a part that was incorrectly installed by them.
2. I have been working with different companies to obtain quotes for new impact sliding glass doors and windows. Owners who have not changed their doors to impact will most likely need to do so when the restoration happens. I was able to obtain 3 quotes and a spreadsheet with prices is available at the office. I will email all owners who have not changed their doors the information for all 3 companies. It is advised that only one company does the install due to the number of workers that will be in the building working at the time. I would like to thank Monie for recommending Pacific Contractors (more competitive pricing of all) and taking the time to walk thru the building with them.
3. Bengoa construction walked the basement and will give us a proposal to chemically inject the basement wall. We had received one proposal from Snapp industries, however there was some discrepancies regarding the warranty.
4. There has been an increased of water leaks during the past couple of months. Some of them could have been avoided if the A/C units were properly maintained. I am urging all residents to change the A/C filter periodically and to have the A/C line flushed on a regular basis by an A/C contractor.
5. We ask all owners to plan accordingly for deliveries of furniture and construction materials. There are times where things don't go as planned and an unexpected delivery arrives at the building. We try to accommodate your needs in most instances; however, it is the owner's responsibility to reserve the elevator with 48 hours in advance. All construction materials must be carried to the unit in the fully protected elevator. A violation of deliveries without notice will be sent to first offenders. Any reoccurring offenses will incur in a fine and contractors won't be allowed to use the elevators after that.
6. The contractor's parking spaces are been used by owners affected by the damaged column in the upper garage. We are short on guest parking spaces due to this issue. There might be times that we won't have a space for your visitors to park. We apologize for the inconvenience.

LE TRIANON CONDOMINIUM ASSOCIATION

SPECIAL MEETING OF THE BOARD DIRECTORS

Wednesday June 28th, 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 Gustavo Lopez-Treasurer and seconded by Francois Pearson-Vice President. Motion approved without changes.

Mezzanine Level issues was addressed by Maggy Cuesta-President. All items outside of the owner's storage cage on the Mezzanine level are going to be discarded. Preferably by the residents but ultimately by the staff. Residents have a week to clear their items out. Walkers and wheelchairs are the exception.

New Business:

a. Elevator issues-On May 19th the 5-year test was performed in accordance with Miami Beach Laws. Elevators 1 & 2 failed but are still working. Elevator 2 has had several issues. Elevator 3 also failed the safety test, and it was shut down. Elevator 4 was not tested for no other reason than they ran out of time for the day. A proposal was admitted to us by Thyssenkrupp and a new crew was sent out. They found that the clamps were not installed correctly. They were repaired but still needed inspection to pass. Still did not pass a couple weeks later. During testing of the 2nd inspection, the Governor Rope broke, and we are responsible for that repair. Maggy Cuesta-President and Aissa Duverger met with Thyssenkrupp management. They are failing to properly inspect monthly. We have now requested the maintenance logs to review their deficiencies. We are also reevaluating all invoices so we can request refunds for errors of their over reporting calls to our site. This is all to avoid having to take them to court.

b. Approval of Applications-16C renter, 17B renter, 11E Purchase Motion made by John Dos Santos-Board Member and seconded by Carmen Romero-Board Member. Motion passed unanimously.

Old Business:

a. Update on 40-year electrical

and structural phase-Structural, the balconies are currently being measured on every floor for accuracy. The construction company submitted permits over a month ago. A meeting with the engineers and contractors was held to plan out how to proceed as soon as we receive the permits back. We'll start with the A units first then move along alphabetically.

Electrical-Hotwire started with the fiber optic installation. Their main server will be placed on the mezzanine level. Our Breezeline contract ends October 31st. If Hotwire takes longer than that, they will pay Breezeline for the contract extension.

EV-Working with EV Plus to get a contract drawn up to have our lawyers go over it. Deciding on location and checking with FPL on wattage use and adaptability. Everything has been submitted to EV Plus and we are just waiting to receive the contract back.

c. Francois Pearson-Vice President gave the Board an update on the insurance claim. The motion was dismissed to move to an appraisal process. Our attorney needs to dig into the law to resubmit another motion to go to appraisal.

A motion was made to adjourn the meeting was made by John Dos Santos-Board Member and seconded by Francois Pearson-Vice President at 8:57 PM.

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Slow Cooker Butter Chicken

- 2 tbs butter
- 2 tbs vegetable oil
- 4 large skinless, boneless chicken thighs, cut into bite-sized pieces
- 1 onion, diced
- 3 cloves garlic, minced
- 1 (6 oz) can tomato paste
- 1 tbs curry paste
- 2 tsp curry powder
- 2 tsp tandoori masala
- 1 tsp garam masala
- 15 green cardamom pods
- 1 (14 oz) can coconut milk
- 1 cup low-fat plain yogurt
- salt to taste

Heat butter and oil in a large skillet over medium heat. Stir in chicken, onion, and garlic. Cook and stir until onion has



softened, about 10 minutes. Stir in tomato paste, curry paste, curry powder, tandoori masala, and garam masala until no lumps of tomato paste remain. Pour mixture into a slow cooker; stir in cardamom pods, coconut milk, and yogurt. Season with salt. Cook on high 4 to 6 hours (or on low 6 to 8 hours) until chicken is tender and sauce has reduced to desired consistency. Remove and discard cardamom pods before serving.





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Treasury Report for the Month Ending July 31, 2023

BANK BALANCES AS OF JULY 31, 2023

Banco Popular	
Checking (Operating)	\$169,310.38
Contingency	\$2,164.98
Ocean Bank	
Reserve	\$18,919.04



Revenues	Actual	Budget	Variance
Assessments income	730,355.29	748,808.06	(18,452.77)
Interest income	72.11	81.50	(9.39)
Late charge income	275.00	583.31	(308.31)
Member parking	23,740.00	25,200.00	(1,460.00)
Non member parking	13,235.18	11,666.69	1,568.49
Bonus Xmas.			-
Other income	50,436.60	28,029.19	22,407.41
Total Income	818,114.18	814,368.75	3,745.43
Expenses	887,079.90	814,369.98	(72,709.92)
Net budgeted revenues and expenses	(68,965.72)	1.23	(68,964.49)

UNCOLLECTED MAINTENANCE AS OF JULY 31, 2023

2(A) UNIT: \$7702.02	1(D) UNIT: \$2567.34	1(F) UNIT: \$4171.93
1(B) UNIT: \$2005.74	1(E) UNIT: \$2005.74	TOTAL UNCOLLECTED: \$18452.77

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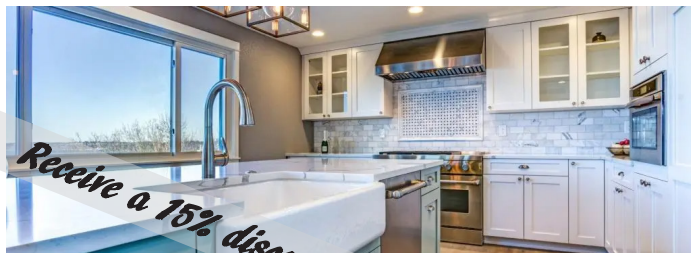
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