



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 19 Issue 5

November 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 – October 25, 2023

1. The thermography inspection requested by the COMB was completed. There were no issues found.
2. Some of the owners with regular sliding doors met with Pacific Contractors and have signed with them to install impact doors. In most cases, the new doors will be installed after the balconies are completed. This is done to prevent the brand-new doors to be removed by others and reinstalled.
3. A new pump for the pool was installed by Ariel. We just paid for the pump and saved on the installation fee.
4. EV+ has not agreed to the comments our attorney made to their contract. We are still negotiating and hopefully we can get to an agreement with them.
5. Maggy, Monie and myself met with the new account manager from TK Elevators. I was very upset when I received a lien notice from NCIS due to an unpaid invoice which was being disputed. After contacting TK, the lien was removed, however, TK is not accommodating our request to waive the invoices.
6. We have been going back and forth with the COMB regarding permits. We've met with the EOR, contractors and NV5 about the pending items from the city. The EOR have submitted one of the pending items and still no response from the city inspector. An additional asbestos test was done in the areas where the work will be done as per the City of Miami's request. No asbestos was found and the permit from the City of Miami was approved and submitted to the City of Miami Beach.
7. Bengoa's proposal to inject the basement wall came back \$80K higher than Snapp. Two more companies were contacted. Magic Poly and Pneumatic restoration South submitted proposals. Maggy, John and myself reviewed the proposals and chose to go with Pneumatic restoration. John will explain a bit more at the meeting.
8. The coconut palms have been cleaned as of this morning.



LE TRIANON CONDOMINIUM ASSOCIATION BOARD MEETING MINUTES

WEDNESDAY AUGUST 23RD, 2023

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

Absent: John Dos Santos-Board Member

Meeting was called to order by Maggy Cuesta-President at 7.32 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 with corrections, and a motion was made by Francois Pearson-Vice President and seconded by Carmen Garcia-Vice Treasurer. Motion approved. The Treasurer’s Report was read by Gustavo Lopez-Treasurer. Please see the report on file in the management office. The Manager’s Report was read by Aissa Duverger-Building Manager. Please see the report on file in the management office.

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.

OLD BUSINESS:

- a. Update on 40-year electrical and structural phase: A citation to vacate within 24 hours was issued to us by the City for a column that has a significant crack in it although it was already part of our scope of work. NV5 was contacted and brought out right away to mitigate the problem and the proper structure supports were put in place. This appeased the city, and the evacuation of our building was not necessary. This has caused the loss of 12 parking spaces, but all spaces have been accommodated with residents’ spaces that don’t live here full time.
5 out of 7 of our building permits have now been approved by the city. The master permit came back with 2 more required permits, paint, and county approval permits.
- b. Vote on Thermography proposals: A thermographer is required as part of our electrical phase of the

- recertification to identify heating concentrations or electrical leaks. 2 bids were obtained, and a motion was made by Francois Pearson-Vice President to accept the bid from Souffront and seconded by Carmen Garcia-Vice Treasurer. Motion passed unanimously.
- c. Update on Hotwire Communication: Aissa Duverger-Building Manager gave the update that everything is on track to begin installing units on November 1st.
- d. Update on EV charging stations: Aissa Duverger confirmed that the contract has been given back to EV Plus and is currently with their lawyers to finish and sign.
- e. Update on West tower A/C installation: Alaska Air is allowing us to use 2 of their units until we are able install in September. Update given by Aissa-Duverger-Building Manager.

NEW BUSINESS:

- a. Discussion to order building rendering showing the

Continued on page 3

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BOARD MEETING

Board Meeting (cont. from page 2)

new balcony railings and new paint color: A discussion into whether the Board should approve the cost. Vivian Fernandez-Resident offered to have her graphic designer work one up at a possible cost of \$200.

- b. Proposal to order new A/C unit for East tower hallways: Maggy Cuesta-President suggested that the Board wait until the West tower unit has been successfully installed. No vote was made to approve the purchase of the A/C unit for the East tower.
- c. Vote to use EV Plus as the company to install electric charging stations. Maggy Cuesta-President advised to table the vote until we have received the contract back.
- d. Approval of applications: No applications to approve.

A motion was made to adjourn the meeting was made by Carmen Romero-Board Member and seconded by Gustavo Lopez-Treasurer at 8:32 PM.



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Treasury Report for the Month Ending September 30 , 2023

BANK BALANCES AS OF SEPTEMBER 30, 2023

Banco Popular

Checking (Operating)	\$ 47,552.47
Contingency	\$ 2,166.05

Ocean Bank

Reserve	\$ 18,925.04
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Revenues

	Actual	Budget	Variance
Assessments income	958,902.21	962,753.22	(3,851.01)
Interest income	110.09	112.50	(2.41)
Late charge income	425.00	750.00	(325.00)
Member parking	31,790.00	32,400.00	(610.00)
Non member parking	18,651.00	15,000.00	3,651.00
Bonus Xmas.			-
Other income	50,622.80	36,037.53	14,585.27

Total Income

	1,060,501.10	1,047,053.25	13,447.85
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Expenses

	1,104,325.99	1,047,110.26	(57,215.73)
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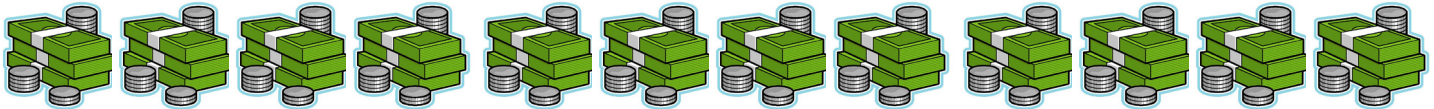
Net budgeted revenues and expenses

	(43,824.89)	57.01	(43,767.88)
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UNCOLLECTED MAINTENANCE AS OF SEPTEMBER 30, 2023

1(A) UNIT: \$3851.01

TOTAL UNCOLLECTED: \$3851.01



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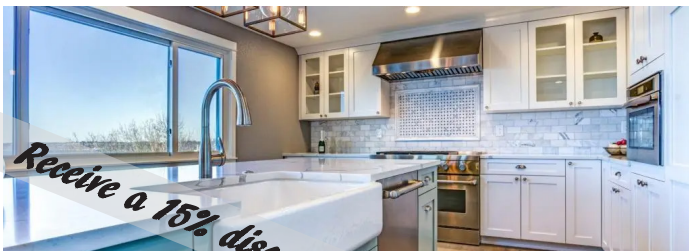
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