



# LE TRIANON TRIBUNE

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

Volume 19 Issue 6

December 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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Le Trianon by Coastal Group Publications.  
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## Manager's Report – December 13, 2023

1. The basement wall has been injected with Polyurethane during the last high tide from November 13<sup>th</sup> to the 15<sup>th</sup>. All identified water leak spots have been treated. We'll address new leaks as they appear, since water can find its way through. As of today, we've only spent \$6K compared to the \$130K quote given to us by Bengoa.
2. A new touchscreen and floor indicator have been ordered for elevator#1. All invoices from TK have been emailed to our attorney for review as proposed at our last meeting.
3. NV5, Artifex, our engineer on record, Maggy and myself had a ZOOM meeting with the COMB inspectors on November 28<sup>th</sup>. We went over the pending comments such as: missing digital signature from engineer on record, apply for paint permit and provide new railing design. All documents were submitted by Artifex on December 1<sup>st</sup>. We were told to email the inspectors after documents were uploaded so they could expedite the process. On Monday, December 11<sup>th</sup>, I called one of the inspectors we had the meeting with to follow up. After he reviewed the uploaded documents, the signature from the engineer was somehow disappearing after the documents were uploaded, however, he agreed to receive the documents by email to complete the structural comment that was still pending. He also emailed the city clerk to put the permit back up for review. The structural review has been completed as of yesterday. We are waiting on planning to review the paint colors and the railing design.
4. Our insurance agent has advised us to budget a 25% increase for next year's property insurance. Citizens has requested the extension from the county as well as any documents from the city pertaining to phase1 of the 40-year recertification process in order for the underwriters to offer us a renewal. I have also contacted a different insurance agent and provided her with all our policies to see if there is a possibility for a better quote.
5. As you are all aware, the COMB posted a notice of violation regarding our balcony railings. First, we were given 48 hours to fix those balconies with missing railings. Ariel and his team worked diligently reinforcing all balcony railings during the weekend of December 2<sup>nd</sup> and 3<sup>rd</sup>. On Monday, December 4<sup>th</sup>, the city turned around and gave us 48 hours to close all balconies due to safety reasons or for our engineer on record to send a notice to the city certifying that our railings were safe. John Dos Santos along with Artifex double checked Ariel's work, however, after speaking to the city inspector he

*Continued on page 2*

**Manager (cont. from page 1)**

doesn't feel comfortable with the temporary fix done to our railings and he is asking for the railings to be brought up to code in order to allow access to the balconies.

6. Artifex has been in contact with the inspector and was able to allow them to close the balconies from the inside to comply with the notice of violation. The inspector is still requiring to have all balconies closed from the outside as a permanent solution, however, it requires the delivery of swing stations, meaning more time to close the balconies. In the meantime, Artifex started to close some balconies in the East tower last Monday. They needed to order more locks and they should be back tomorrow to continue to close the balconies.
7. Hotwire presented an educational TV class on how to use the different new features provided by them. They also informed the residents who participated that a second router will be provided at no extra cost (minus tax) to those who only have one installed router. This is to help with the internet problems you might experience.
8. Our last holiday party was a success! Thank you to all the residents who participated and brought a dish to share. We are planning to have a New Year's Eve party on December 31<sup>st</sup> in the backyard. We will send an email with all the information within the next few days!





## RAYMOND JAMES

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## BOARD MEETING MINUTES

**Wednesday October 25th, 2023**

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

Meeting was called to order by Francois Pearson-Vice President at 8:01 PM. Proof of notice has been made, approved, and noted. Francois Pearson-Vice 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 Carmen Romero-Board Member and seconded by John Dos Santos-Board Member. Motion approved without corrections. The Treasurer's Report was read by Aissa Duverger-Building Manager. 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.

### OLD BUSINESS:

- a. Update on 40-year electrical and structural phase: Electrical Phase-Thermography has been completed and no issues were identified. Waiting for the final report to be submitted to the city. Structural-will be addressed in Old Business below.
- b. Basement wall injections: John Dos Santos talked about where we are on the East wall repair. We received 4 bids ranging from 100K down to \$9K. The biggest difference in cost is the product that is used. The \$9K bid uses a polyurethane injection. The bid calls for \$9K to be the max amount due and if less product is used the cost will go down. The decision was made to go ahead with that bid considering the cost difference.
- c. Update on Hotwire Communication: Aissa Duverger-Building Manager gave the update that there have been some issues, but Hotwire has been quick to resolve. 66 consultations have been scheduled with 50 total installations completed. They have been working at a rate of 4 per day.
- d. Discussion regarding TK Invoices: Aissa Duverger-Building Manager gave the update on their offer to mitigate the erroneous invoices and lack of maintenance for 9 months. Our cost in PM and repairs over 9 months that were being disputed is \$22,000 (apx). Their offer was to reimburse us \$3000. The two main account managers that we've had are no longer with the company and continue to have a high turnover causing us to have to start over with a new representative every time one leaves. At this point we needed to decide whether it is worth our while to get our attorneys involved. A motion was made by

Gustavo Lopez-Vice Treasurer to consult our attorneys and seconded by John Dos Santos-Board Member. The vote was unanimous. Aissa will contact them tomorrow.

### NEW BUSINESS:

- a. Board discussion on increase late fee on all dues to the HOA and rental restrictions for new buyers: Francois Pearson-Vice President recommended increasing the late fee from \$25 to 5% after the 10-day grace period. A motion was made by John Dos Santos-Board Member and seconded by Carmen Romero-Board Member. Motion approved unanimously.
- b. Approval of applications: Aissa Duverger-Building Manager and Monie Day-Secretary interviewed both potential tenants of units 10-D and 10-E. A motion to approve the applications was made by Carmen Romero-Board Member and seconded by John Dos Santos-Board Member. Motion approved unanimously.

A motion was made to adjourn the meeting was made by Gustavo Lopez-Treasurer and seconded by Carmen Garcia-Vice Treasurer at 9:15 PM.



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# Treasury Report For The Month Ending November 30 , 2023

## BANK BALANCES AS OF NOVEMBER 30, 2023

### Banco Popular

Checking (Operating) \$ 82,084.05

Revenues	Actual	Budget	Variance
Assessments income	1,171,336.93	1,176,698.38	(5,361.45)
Interest income	128.46	137.50	(9.04)
Late charge income	500.00	916.63	(416.63)
Member parking	38,520.00	39,600.00	(1,080.00)
Non member parking	20,884.08	18,333.37	2,550.71
Bonus Xmas.			-
Other income	44,800.00	41,066.63	3,733.37
<b>Total Income</b>	<b>1,276,169.47</b>	<b>1,276,752.51</b>	<b>(583.04)</b>
<b>Expenses</b>	<b>1,349,334.06</b>	<b>1,279,750.54</b>	<b>(69,583.52)</b>
<b>Net budgeted revenues and expenses</b>	<b>(73,164.59)</b>	<b>2,998.03</b>	<b>(70,166.56)</b>

## UNCOLLECTED MAINTENANCE AS OF NOVEMBER 30, 2023

1(A) UNIT: \$3851.01  
 1(B) UNIT: \$1510.44  
 TOTAL UNCOLLECTED: \$5361.45



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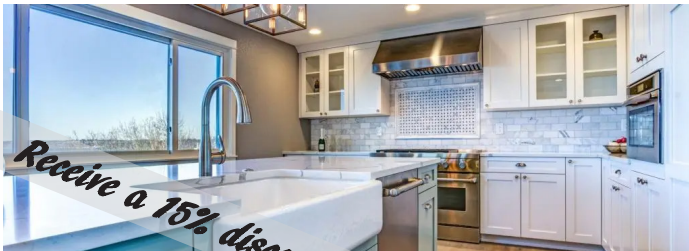
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