



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 19 Issue 7

January 2024

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

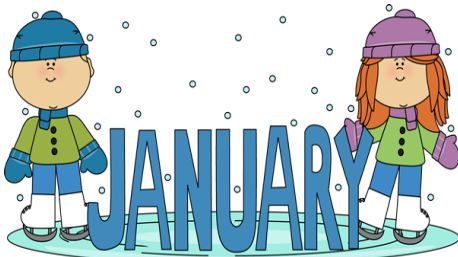
Main (305) 861-9574
Security (305) 861-8424
Fax (305) 865-0098

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 – January 24, 2024

1. I have received some feedback regarding fees from Hotwire totaling around \$2.40. This charge stems from Hotwire's policy of issuing bills, whether by mail or electronically, to all customers, even those with a zero balance. To avoid a \$1.00 paper bill fee plus taxes, contact Hotwire's customer service and enroll to receive electronic bills.
2. Citizens Insurance issued a non-renewal letter for our property due to the 40-year-recertification not being initiated. However, our diligent insurance agents have worked hard to secure coverage with another company at a rate comparable to what Citizens had previously offered of a 25% increase.
3. On January 11, PE Group Consulting Engineers submitted a letter to the City of Miami Beach regarding balcony closures. The letter confirmed that our building, while structurally safe with certain qualifications, requires the replacement of all railings. This letter fulfilled the City's requirement to address the Notice of Violation we received on December, 2023. We are pleased to inform you that, as of today, we have successfully complied with the terms outlined in the Notice of Violation.
4. Ariel and his team have made and installed a paddle board rack. It has been placed outside in the backyard.
5. Our attorney has been working on drafting a letter to the three residents who violated the balcony closure. They told us we had to have a fine committee as per Florida Statute to be able to fine these residents. This is the reason why we asked for volunteers to form the fine committee.
6. I have been in direct contact with the City inspectors from both structural and the planning department. It has been a stressful and



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Manager (cont. from page 1)

hard journey going back and forth to meet their comments. The inspector from Planning who had the permit on hold since November left the City making us late for another month. After almost one year, the permit has been approved pending the invoice from the City.

7. The New Year's Party was a success. Thank you all who participated and helped making this a successful event!



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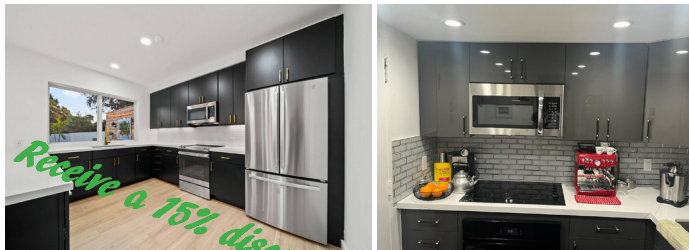
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Le Trianon Condominium Association Board Meeting

Wednesday December 13th, 202

Le Trianon Condominium
6061 Collins Ave
Miami Beach, FL 33140

Present:

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

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 8:01 PM. Proof of notice has been made, approved, and noted.

Representatives from NV5 and Artifex were also in attendance to answer questions regarding the balcony closures and 40-year recertification timeline. They spent 45 minutes answering all the residents’ questions. The balcony closures are due to a violation from the building department. It is thought that a resident from a neighboring building called to report that we had items falling off our balconies. The balconies will all need to be locked with a 5-inch gap allowing for air circulation.

Regarding the 40-year recertification, 4 of the 6 permits have been approved. In light of the trouble we have been having, the City has offered more help in getting the remaining permits approved.

Maggy Cuesta-President requested the reading the minutes from the previous meeting and read the minutes. See the minutes on file in the management office. The minutes were approved, and a motion was made by Francois Pearson-Vice President and seconded by Gustavo Lopez-Treasurer. Motion approved.

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).

Old Business:

40-year recertification and mandatory balcony closure update was given by NV5 and Artifex at the beginning of the meeting.

New Business:

- a. Consider and adopt the budget: The budget was presented by Gustavo Lopez-Treasurer. A copy can be found in the management office. A motion to approve the budget was made by Gustavo Lopez-Treasurer and seconded by John Dos Santos-Board Member. Motion passed unanimously.
- b. Vote on Full Waive of Statutory Reserves: Online votes 13 yes and 6 no. Paper ballots counted to 10 votes yes and 8 no. Majority voted to waive the reserves.
- c. Approval of Application: Unit 18 F recently sold and purchased by a family. A motion was made by Gustavo Lopez-Treasurer and seconded by John Dos Santos-Board Member. Motion passed unanimously.

A motion to adjourn the meeting was made by John Dos Santos-Board Member and seconded by Carmen Garcia-Board Member at 9:23 PM.



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ITALIAN WEDDING SOUP

Ingredients

- ½ pound extra-lean ground beef
- 1 large egg, lightly beaten
- 2 tbsps dry bread crumbs
- 1 tbsp grated Parmesan cheese
- ½ tsp dried basil
- ½ teaspoon onion powder
- 5 ¾ cups chicken broth
- 2 cups thinly sliced escarole
- 1 cup uncooked orzo pasta
- ½ cup finely chopped carrot

Combine ground beef, egg, bread crumbs, Parmesan cheese, basil, and onion powder in a bowl. Shape beef mixture into 3/4-inch balls and place on a parchment-lined tray. Heat broth in a large pot over medium-high heat until boiling. Stir in escarole, orzo, carrot, and meatballs and return to boil. Reduce heat to medium and cook at slow boil, stirring frequently to prevent sticking, until pasta is tender yet firm to the bite, about 10 minutes. Serve hot, garnished with fresh parsley and extra Parmesan cheese. Serves 4.





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Treasury Report for the Month Ending December 31, 2023

BANK BALANCES AS OF DECEMBER 31, 2023

Banco Popular

Checking (Operating) \$13,113.66

Revenues

	Actual	Budget	Variance
Assessments income	1,278,309.51	1,283,670.96	(5,361.45)
Interest income	183.43	150.00	33.43
Late charge income	500.00	1,000.00	(500.00)
Member parking	42,800.00	43,200.00	(400.00)
Non member parking	22,603.68	20,000.00	2,603.68
Bonus Xmas.			-
Other income	55,532.80	48,050.04	7,482.76
Total Income	1,399,929.42	1,396,071.00	3,858.42
Expenses	1,474,993.00	1,396,071.00	(78,922.00)
Net budgeted revenues and expenses	(75,063.58)	-	(75,063.58)

UNCOLLECTED MAINTENANCE AS OF DECEMBER 31, 2023

1(A) UNIT: \$3851.01

1(B) UNIT: \$1510.44

TOTAL UNCOLLECTED: \$5361.45



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