



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 19 Issue 9

March 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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Manager's Report – February 28, 2024

1. Our contract with NV5 has been cancelled as discussed at our last meeting. We were able to do so, now that our permit has been approved and structural work has commenced.
2. I have received a few complaints from residents regarding the closets in the lower garage. There are items all over the place obstructing the way for residents to access their beach accessories. There are other unauthorized items that have been placed in the way as well. A letter will be sent to all residents to label all chairs and umbrellas with apartment numbers. Only chairs and umbrellas are allowed to be placed in those closets.
3. Ricardo Roque moved out of the state and his last day was January 31st, 2024.
4. PE Engineers have been diligently sounding the walls, columns and ceiling in the upper garage. Artifex has also started to remove the railings from the balconies and tiles from some balconies. I understand that this past month has been particularly busy for everyone, especially with the need to move cars in the upper garage to facilitate the engineer's work. I sincerely appreciate your understanding and cooperation in promptly relocating your vehicles with the last-minute notice. Furthermore, please be aware that there will be times during the week when guest parking will not be available due to construction activities. I kindly ask for your patience and cooperation as we navigate through this phase of the project.
5. Our first construction meeting with the engineers and contractor is scheduled for tomorrow. I will send you an email with any important updates.
6. The RD access to the pool is closed and soon the pool will also be closed. I will communicate with you before this will happen.
7. Tomorrow, February 29th, the annual fire inspection is scheduled. Also, On March 9th, the annual elevator inspection is scheduled as well.



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Le Trianon Condominium Association Board Meeting

Wednesday January 24th, 2024

Present: Maggy Cuesta-President; Francois Pearson-Vice President; Monie Day-Secretary; Carmen Romero-Board Member; John Dos Santos-Board Member; Gustavo Lopez-Treasurer; Carmen Garcia-Vice 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 8:05 PM. Proof of notice has been made, approved, and noted.

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 John Dos Santos- Board Member. 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:

a. Update on 40-year recertification – Maggy Cuesta-President announced at the beginning of the meeting that all permits have been approved and a meeting has been set up with Artifex to setup a schedule for beginning work.

New Business:

- a. Vote on NV5 cancellation of contract – Maggy Cuesta – President stated that we as a board feel that now that we have secured our permits their role is no longer necessary. Board members have taken on most of their roles. This will save the \$250 rate they charge per hour. A motion to cancel their contract was made by Francois Pearson-Vice President and seconded by Carmen Garcia-Vice Treasurer. Motion approved.
- b. East elevator machine room roof – Part of the roof for the elevator machine room was damaged during the last storm. A temporary roof was installed. The material used for the temporary roof can be used for the final roof. The board will vote on going ahead and repairing the machine room roof for the East tower at the next meeting.
- c. Fine Committee Members – A fine committee has been created. Thank you to Hortence Penate, Delvin Fruit and

- Dinorah Dominguez for volunteering. This committee is mandated by law. A motion was made by Carmen Romero-Board Member and seconded by John Dos Santos-Board Member to approve the committee. The Board voted to approve these new committee members.
- d. Approval of Applications – 9B has been rented since January for a 6 month and 1 day period. And, 6D has been rented out for a term of 1 year. A motion was made by John Dos Santos-Board Member and seconded by Carmen Garcia-Board Member. Both applications have been approved.

A motion to adjourn the meeting was made by Francois Pearson-Vice President and seconded by Carmen Romero-Board Member at 8:39 PM.





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March is National Kidney Month. And although we don't often give much thought to these hard-working organs of ours, it is a good time to learn more about our kidneys and how they relate to our general health. Your kidneys filter through approximately 200 quarts of blood a day, resulting in about two quarts of waste and excess fluids. They also produce hormones and vitamins that keep your body functioning properly. A person can have kidney disease for years and not know it. The early warning signs of kidney disease are:

- Burning during urination.
- Excessive need to urinate, especially at night.
- Blood in the urine.
- Puffiness or swelling of the hands or feet.
- Pain in the back or side below the ribs.
- High blood pressure.

If you have any of these symptoms, call your doctor. You should also get a simple urine and blood test each year to help detect early kidney disease. Ask your doctor for more information.

DID YOU KNOW?

- To tell if an egg is hard-boiled or fresh, give it a spin. If it spins easily, it's hard-boiled. If it wobbles, it's raw.
- A fresh egg will sink in water, a stale one will float.
- A hen requires 24 to 26 hours to produce an egg. Thirty minutes later, she starts all over again.
- The largest single chicken egg ever laid weighed a pound with a double yolk and double shell.
- As a hen grows older she produces larger eggs.
- There are now 200 breeds of chickens.
- White shelled eggs are produced by hens with white feathers and white ear lobes. Brown shelled eggs are produced by hens with red feathers and red ear lobes. There is no difference in taste or nutrition between white and brown eggs.



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Irish Boxy

- 1 ½ cups grated raw potatoes
 - 1 cup all-purpose flour
 - 1 cup leftover mashed potatoes
 - 1 large egg
 - 1 tablespoon skim milk
 - salt and pepper to taste
 - ¼ cup olive oil
1. Toss grated potatoes with flour in a large bowl. Stir in mashed potatoes until combined.
 2. Whisk egg and milk together in a separate bowl; mix into the potatoes. Season to taste with salt and pepper.
 3. Heat oil in a large skillet over medium-high heat. Drop in potato mixture, forming patties about 2 inches in diameter. Fry on both sides until golden brown, 3 to 4 minutes per side. Drain on a paper towel-lined plate. Serve warm.





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Treasury Report for the Month Ending January 31, 2024

BANK BALANCES AS OF JANUARY 31, 2024

Banco Popular

Checking (Operating) \$ 252,720.20

Revenues

	Actual	Budget	Variance
Assessments income	93,406.30	124,624.75	(31,218.45)
Interest income	3.27	12.50	(9.23)
Late charge income	300.00	50.00	250.00
Member parking	3,060.00	3,600.00	(540.00)
Non member parking	1,234.00	1,667.00	(433.00)
Bonus Xmas.			-
Other income	1,303.00	311.00	992.00
Total Income	99,306.57	130,265.25	(30,958.68)
Expenses	152,646.80	130,265.25	(22,381.55)
Net budgeted revenues and expenses	(53,340.23)	-	(53,340.23)

UNCOLLECTED MAINTENANCE AS OF JANUARY 31, 2024

- 1(A) UNIT: \$4486.49
- 4(B) UNIT: \$9346.84
- 1(D) UNIT: \$2990.99
- 2(E) UNIT: \$2634.04
- 2(F) UNIT: \$9270.74
- TOTAL UNCOLLECTED: \$31218.45**



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