



# LE TRIANON TRIBUNE

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

Volume 19 Issue 12

June 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 – June 26, 2024

1. Our maintenance staff has been working diligently to replace a leaking pipe in the lower part of the basement garage. The initial phase, which involved replacing the pipe inside the wall, has been completed successfully. The next phase involves replacing the pipe that runs towards Collins Avenue. This section of the pipe is located outside the wall in the basement and goes through the wall inside the closed used for storing beach chairs and umbrellas. We anticipate that the entire project should be completed by next week, weather permitting.
2. We are pleased to inform you that the new air conditioning unit for the East tower has been ordered, followed the approval at our last meeting on May 29<sup>th</sup>.
3. Two of the columns in the upper garage have been repaired and approved by the engineers. Starting tomorrow, the overhead beam leading towards the turn in the upper garage will be repaired. This project is expected to take approximately 10 days. The shoring is being removed from the guest parking, and most of the guest parking and some resident parking will be open starting tomorrow. Once this repair is completed, the shoring will be moved to the north side of the upper parking area.
4. Out of the four exploratory units, one needs to be fixed from the inside. The contractors are setting up a wood panel inside the unit, and two tiles need to be broken for the post tension cables to be clamped inside the unit. Repairs will then be done outside at sliding glass door. There are other units where repair needs to be done on the slab. One of these units requires repairs on both the balcony slabs on the north and south sides. The contractors and engineers are working together sounding the balcony floors and performing ground penetrating radar (GPR) assessments.
5. The patio furniture has been ordered. Only 3 sets were ordered and should be delivered within the next 60 days.
6. A new employee for maintenance was hired. His name is Osmani Trimino. Also, Maria is no longer working as a front desk employee. Her last day was June 23<sup>rd</sup>
7. The pool was injected by Pneumatic Restoration. There are still a couple of places needing injection but most of the leaks are gone.

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# LE TRIANON CONDOMINIUM ASSOCIATION

## BOARD MEETING

Wednesday May 29th, 2024

Le Trianon Condominium  
6061 Collins Ave  
Miami Beach, FL 33140

**Present:** Maggy Cuesta-President; Francois Pearson-Vice President; Monie Day-Secretary; John Dos Santos-Board Member; Carmen Garcia-Vice Treasurer. **Absent:** Gustavo Lopez-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 8:03 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 Francois Pearson-Vice President and seconded by Carmen Garcia – Vice 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. Aissa Duverger-Building Manager read the report.

The Manager's Report was read by Aissa Duverger-Building Manager (see report on file in the management office).

### Old Business:

Update on 40-year recertification – John Dos Santos – Board Member gave an update on the progress of the beginning of the construction.

- 80% of balconies have been checked. Should be able to sound test the rest in the next couple of weeks. Trying to finish the North side first then moving on to the South side. We need to identify rebar damage. A few balconies were identified to be in very poor shape. Repairs have begun on those units first as they are much needed. 80% of columns

have been scanned (GPR). We are removing all the waterproofing and 80% of markings have been completed on the columns. Next step is sounding. We are still in the exploratory and mapping stage currently.

- Currently F-line is being scanned, A- line is in engineer sounding. If you would like an update on what the status of your line is, please feel free to visit Aissa's office.

### New Business:

- Maggy Cuesta – President gave an update on the ADA ramp project. It will go from the lobby level to the backyard. Will require 66% of votes before an ADA change proposition can move forward.
- Vote on East tower new hallways A/C unit. The cost is \$41,265. A motion to approve the purchase of the A/C unit was made by John Dos Santos – Board Member and seconded by Carmen Garcia – Board Member. Motion approved unanimously.
- John Dos Santos – Board Member educated the Board on pool leak injection repairs. A proposal to fix the leaks in the pool with an epoxy injection was submitted. Similar to the basement leak repairs. Should not exceed \$9,300. This amount is already part of our current budget. Epoxy can react with different chemicals. 2% chance it won't work. A motion to approve was made by Carmen Garcia – Vice Treasurer and seconded by Francois Pearson – Vice President.
- Approval of new applications – 11B is a 1-year lease and moved in last week. 7B moved in yesterday with a service dog.

A motion to adjourn the meeting was made by John Dos Santos – Board Member and seconded by Francois Pearson – Vice President 8:58 PM.



# TREASURY REPORT FOR THE MONTH ENDING MAY 31, 2024

## BUDGET



### BANK BALANCES AS OF MAY 31, 2024

#### Banco Popular

Checking (Operating)	\$171,178.63
Contingency	\$2,169.86

#### Revenues

	Actual	Budget	Variance
Assessments income	616,300.55	623,123.75	6,723.20
Interest income	204.89	62.5	142.39
Late charge income	1,901.09	250	1,651.09
Member parking	17,480.00	18,000.00	-520
Non member parking	3,095.35	8,333.35	-5,238.00
Bonus Xmas.			-
Other income	28,993.72	1,568.25	27,425.47

<b>Total Income</b>	667,975.60	651,337.85	30,184.15
<b>Expenses</b>	658,885.85	651,321.55	-7,564.30
<b>Net budgeted revenues and expenses</b>	9,089.75	-16.3	22,619.85

### Uncollected Maintenance as of May 31, 2024

1(A) Unit:	\$4,486.49
1(B) Unit:	\$2,236.71
Total Uncollected:	\$6,723.20

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# Best Hamburger Ever

## Ingredients

- 1 ½ pounds lean ground beef
- ½ onion, finely chopped
- ½ cup shredded Colby Jack or Cheddar cheese
- 1 large egg
- 1 (1 ounce) envelope dry onion soup mix
- 1 clove garlic, minced
- 1 tablespoon garlic powder
- 1 teaspoon soy sauce
- 1 teaspoon Worcestershire sauce
- 1 teaspoon dried parsley
- 1 teaspoon dried basil
- 1 teaspoon dried oregano
- ½ teaspoon crushed dried rosemary
- salt and pepper to taste

## Directions

Preheat an outdoor grill for high heat and lightly oil the grate. Meanwhile, combine ground beef, onion, cheese, egg, onion soup mix, minced garlic, garlic powder, soy sauce, Worcestershire sauce, parsley, basil, oregano, rosemary, salt, and pepper in a large bowl. Use your hands to form the mixture into 4 patties.

Cook patties on the preheated grill until no longer pink in the center and the juices run clear, about 4 to 5 minutes per side. An instant-read thermometer inserted into the center should read at least 165 degrees F.



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## DON'T FORGET THE SUNSCREEN

According to the American Cancer Society, sunscreen use by adults and young people has fallen significantly in the last eight years. Only 40 percent of adults regularly used sunscreen in 2003, down 14 percent from 1996. In people under 25, only 34 percent used sunscreen regularly.

In addition to these concerning statistics, the use of tanning salons has tripled for people under 25. Tanning in general is becoming more and more popular. Many people believe that indoor tanning is safer than tanning under the sun. But a February 2003 study found that tanning devices doubled the risk of common types of skin cancer. People who used tanning devices were 1.5 times more likely to develop basal cell carcinoma and 2.5 times more likely to develop squamous cell skin cancer.



What causes teens and young adults to ignore the warnings from doctors? Blame the media. According to A.G. Geller, lead author of the study, images of tanned models and celebrities compel many teens to want that sun-kissed look. Since the chance of getting cancer seems 30 or 40 years in the future, most teens ignore the dangers.

What are the best ways to protect your skin? It really is simple. Wear a hat, sunglasses, and sunscreen when heading outdoors, and try to avoid sun exposure between the hours of 10:00 am and 4:00 pm.

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