



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 20 Issue 3

September 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

- Lighting Upgrade:** Our maintenance staff has been working diligently to replace all exit stair lighting with motion-detection lighting. This update will reduce the number of constantly lit bulbs and help lower our electric bill. We are grateful to John Dos Santos for bringing this excellent idea to the Board.
- Patio Furniture and Umbrellas:** The new patio furniture has been installed by our maintenance team. Although we ordered three umbrellas, only one has arrived so far. The remaining two are expected by the end of the week.
- Security Channel:** We are pleased to announce that the security channel is now operational. A special thanks to Carmen Romero for her invaluable assistance in completing this important project.
- Parking Update:** The south side of the upper parking lot is now open, except for three spaces beneath the RD and the spaces below the pool. Residents can return to their designated parking spaces on the south side, excluding those still occupied by scaffolding. The scaffolding, which supports the balconies from the RD floor up to the 6th floor, will be removed once work on the 6th floor is complete.
- Rebar Damage:** We have encountered damaged rebars beneath the concrete floors, primarily under the sliding door tracks and into the units. Currently, 6 out of 9 units are affected. The contractor will inform the Property Manager if access to a unit is necessary, and I will then notify the owners and explain the situation. I understand this is frustrating, but it is essential for safety. I appreciate the cooperation of those who have worked with us and the contractors during this process. We will continue to minimize disruption as much as possible.
- Condo Connect Summit:** This afternoon's Condo Connect Summit in Aventura featured state legislators, mayors, commissioners, and the Miami-Dade County state attorney, who addressed concerns of condominium owners, managers, and board members. Discussions included the new condominium law, which mandates reserve funds for significant structural repairs. This requirement has led to increased special assessments, adding to the affordability crisis. A new program, the Condominium Special Assessment Program, offers up to \$50,000 in zero-interest loans over 40 years for qualifying residents. You can find more information and apply on the Miami-Dade County website or pick up an application at our office. A few of our residents have already been approved for this loan.
- Pool Leak:** We have identified a leak from the pool into the upper garage. A water test has been conducted to locate the source. The engineers recommend redoing the waterproofing, as the previous work from 2016 is no longer under warranty. They are exploring options and will present them to us soon.

LE TRIANON CONDOMINIUM ASSOCIATION BOARD MEETING

Wednesday June 26th, 2024

Le Trianon Condominium
6061 Collins Ave, Miami Beach, FL 33140

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

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 8:02 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. 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:

Update on 40-year recertification – Jerry Pasantes – President of Artifex gave the update on the progress of the construction project.

1. Focusing on South side of upper garage at this time.
2. Brought in more manpower to expedite the construction process.

Continued on page 3

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CONVENIENT
LOCATIONS**



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Board Meeting (cont. from page 2)

3. Column repairs on the South side of the upper deck are 100% done.
4. Beam repairs on the South side of the upper deck are 90% done.
5. Overhead repairs on the South side of the upper deck are 90% done.
6. Shoring in the basement will be the same as the South side shoring when moving repairs to the North side.
7. Stucco is 80% done on the South side of the upper deck. It will be primed to protect the repairs but will not be painted just yet.
8. The drain at the entrance of the building has been clogged due to the rain and construction debris. The construction company will clean it out with a wet dry vac.
9. Stucco repairs on the balcony drops are as follows:
 - a) Line C & D are 80% done on the South side. All balconies in these lines are at various stages.
 - b) Line E & F are 80% done on the South side. All balconies in these lines are at various stages.
10. Balcony repairs are at 10-15% complete.

A motion to adjourn the meeting was made by Francois Pearson – Vice President and seconded by Carmen Garcia – Board Member at 8:48 PM.



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FEATURED PROPERTIES

 <p>10261 E Bay Harbor Dr #301 (Boat slip inc.) 2 B / 2.5BA, 1960 sqft \$2,850,000</p>	<p>9341 E. Bay Harbor Dr #PH 7-D 2B/2.5BA, 1510 sqft \$670,000</p>
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Treasury Report For The Month Ending July 31 , 2024

BANK BALANCES AS OF JULY 31, 2024

Banco Popular

Checking (Operating)	\$235,667.28
Contingency	\$ 2,171.51

Revenues

	Actual	Budget	Variance
Assessments income	841,715.58	872,373.25	30,657.67
Interest income	372.59	87.50	285.09
Late charge income	2,409.59	350.00	2,059.59
Member parking	22,780.00	25,200.00	(2,420.00)
Non member parking	3,861.35	11,666.69	(7,805.34)
Bonus Xmas.			-
Other income	33,375.44	2,191.55	31,183.89

Total Income

904,514.55	911,868.99	(7,354.44)
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Expenses

931,542.40	911,868.99	(19,673.41)
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Net budgeted revenues and expenses

(27,027.85)	-	(27,027.85)
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UNCOLLECTED MAINTENANCE AS OF JULY 31, 2024

2(A) Unit: \$13,459.47	1(D) Unit: \$2,990.99	1(F) Unit: \$4,860.37
2(B) Unit: \$4,673.42	2(E) Unit: \$4,673.42	Total Uncollected: \$30,657.67

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