



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 20 Issue 4

October 2024

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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

On September 1st, the water pump system in the building stopped working. Francois Pearson, along with Ariel, managed to turn on one of the three pumps that make up the water pump system. On September 3rd, we contacted the company that installed the water pump system in 2014, and they came the next day to diagnose the problem. They found all three pumps corroded, and one of the motors needed to be replaced. Due to the high humidity and salt exposure, they recommended replacing the pump system with an enclosed one to ensure longevity. They left one pump working, and since then, two out of the three pumps have been refurbished. The new motor was installed, and within a week, the new system will be fully operational.

Additionally, the copper oil pipes for the generator were rusted and about to burst. We found a generator company that replaced them last week. The generator room will need to be rebuilt to handle all the equipment inside. We will ask the construction company for pricing on building a concrete roof and installing a wall A/C unit to prevent further damage to the pumps and generator.

Powercom, the company that handled the electrical part of the recertification, was called back because the connectors installed in the new electric cables burnt out. They replaced all connectors with a different material to prevent this from happening again.

Our engineers will start working on the reserve study of the building as part of the new law requiring all condominium associations to set aside money for major repairs.

We continue to have bi-weekly construction meetings with our engineers and contractor.

A new safety mirror was installed outside the basement to improve visibility for vehicles and bicycles on Collins Ave.

Don't Forget...Spring forward...FALL BACK...

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 AM on Sunday, November 3, 2024.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



Fall back
set your clocks back an hour

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REUBEN CASSEROLE

Ingredients

- 6 slices rye bread, cubed
- 1 (16 ounce) can sauerkraut, drained and rinsed
- 1 pound deli sliced corned beef, cut into strips
- ¾ cup Russian-style salad dressing
- cooking spray
- 2 cups shredded Swiss cheese

Directions

1. Preheat the oven to 400 degrees F. Spray a 9x13-inch baking dish with cooking spray. Spray one sheet of aluminum foil with cooking spray.
2. Spread bread cubes in the bottom of the prepared baking dish. Layer bread cubes with sauerkraut and beef strips, then pour dressing over top. Cover with the aluminum foil, sprayed-side down.
3. Bake in the preheated oven for 20 minutes. Remove and discard foil; sprinkle Swiss cheese over casserole. Continue baking until cheese is melted and bubbly, about 10 more minutes.





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Treasury Report for the Month Ending August 31, 2024

BANK BALANCES AS OF AUGUST 31, 2024

Banco Popular	
Checking (Operating)	\$118,647.43
Contingency	\$2,171.51

Revenues	Actual	Budget	Variance
Assessments income	996,998.00	980,360.63	(16,637.37)
Interest income	375.94	100.00	275.94
Late charge income	2,475.45	400.00	2,075.45
Member parking	26,380.00	28,800.00	(2,420.00)
Non member parking	4,335.61	13,333.36	(8,997.75)
Bonus Xmas.			-
Other income	34,340.44	2,503.20	31,837.24
Total Income	1,064,905.44	1,025,497.19	39,408.25
Expenses	1,073,736.84	1,042,114.48	(31,622.36)
Net budgeted revenues and expenses	(8,831.40)	16,617.29	7,785.89

UNCOLLECTED MAINTENANCE AS OF AUGUST 31, 2024

1(A) Unit:	\$8,972.96	(2 QUARTERS)
1(B) Unit:	\$4,673.42	(2 QUARTERS)
1(D) Unit:	\$2,990.99	
Total Uncollected:	\$16,637.37	



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