



# LE TRIANON TRIBUNE

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

Volume 20 Issue 6

December 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

Our 40-year recertification permit was extended for another 6 months. It will expire in April 2025 but will continue to be extended as long as the City receives all progress reports from the engineers and general contractor.

Maggy and I attended the Special Magistrate court of the City of Miami Beach on November 15th. This was due to a Notice of Violation issued last December regarding unsafe balcony railings and the necessity to prevent access to the balconies. Despite closing all balconies and actively removing the railings, we remain under violation status until the 40-year project is completed and we pass the final inspection from the City. We were granted a 6-month extension, and by April 28, 2025, we will need to file for another 6-month extension until the project is fully completed.

As I was doing the reconciliation today, I wanted to bring to your attention that we have had unbudgeted expenses that have added up to \$181K for the year 2024. The funds have been taken out of the 40-year loan since there are no reserves for emergencies. The association has always voted to waive the reserves, and things such as the new water pump, generator line, and A/C units for both towers have had to be replaced without previous notice.

*Continued on page 2*

**Manager** (cont. from page 1)



Our insurance agents have done a tremendous job trying to keep the renewal for next year at a minimum. Our new policy for 2025 was budgeted at \$680K; however, they were able to negotiate it down to \$660K. We need to finance the \$660K, which will result in a total payment of approximately \$680K, so we will break even.

We have been encountering more units that need repairs inside the apartments due to structural damage. From now on, all units requiring interior work will need their sliding glass doors removed by a glass company until the work is completed. This is to prevent damage to the doors and to ensure the contractor does not have to pay for such damages. I am in the process of obtaining prices for the removal and reinstallation of the impact doors. These costs range from \$400 to \$525 per panel.

The coupon books will be ordered this week and delivered next week, on December 16th.

Our Holiday Party is scheduled for December 13th. We hope to see you there!


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


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# LE TRIANON CONDOMINIUM ASSOCIATION BOARD MEETING

## Wednesday October 30th, 2024

**Present:** Maggy Cuesta - President; Gustavo Lopez - Treasurer; Carmen Romero – Board Member; John Dos Santos – Board Member; Monie Day – Secretary; Francois Pearson - Vice President; Carmen Garcia - Vice Treasurer;  
**Guests:** Aissa Duverger-Building Manager, Jerry Pasantas – President of Artifex. A sign-in sheet for guests in attendance is on file in the management office.

Meeting was called to order by Maggy Cuesta-President at 8:00 PM. Proof of notice has been made, approved, and noted.

Maggy Cuesta-President requested the reading of the minutes from the previous 2 meetings, and they were read by Monie Day - Secretary. See the minutes on file in the management office. The August 28<sup>th</sup> minutes were approved, and a motion was made by Francois Pearson-Vice President and seconded by Carmen Garcia – Vice Treasurer. The September 28<sup>th</sup> minutes were approved, and a motion was made by Gustavo Lopez – Treasurer and seconded by Carmen Romero – Board Member.

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).

- Drop 10- Not started
- Drop 11 – 75% GPR scanned
- Drop 12 – Not started
- Drop 13 – Not started
- Drop 14 – 5F, 6F 100% complete. 7F 60% complete
- Drop 15 - 90% complete
- Drop 16 – 5D, 6D, 10D 100% complete. 7D 40% complete
- Drop 17 – 5C, 6C 100% complete. 7C ready for shoring inspection
- Drop 18 – 80% Complete
- Drop 19 – 5A, 6A 100% complete. 7A 40% complete
- Drop 20 – Not started

1. Update on Elevator room replacement roof – Maggy Cuesta President notified the Board that the roof needs to be replaced. A motion to approve the replacement was made by John Dos Santos – Board Member and seconded by Gustavo Lopez – Treasurer

### New Business:

Approval of applications – 15 D 1-year rental for 4 people. A motion was made to approve the application by Carmen Romero – Board Member and seconded by Francois Pearson – Vice President.

A motion to adjourn the meeting was made by Francois Pearson – Vice President and seconded by Carmen Garcia – Board Member

### Old Business:

1. Update on 40-year recertification – Jerry Pasantes–President of Artifex gave the update on the progress of the construction project.
  - Drop 1 – Finished GPR scan
  - Drop 2 – 30% GPR scanned
  - Drop 3 – Not started
  - Drop 4 – 5B, 8B, 10B 100% complete. Working on 6B 40% complete
  - Drop 5 – Not started
  - Drop 6 – 5C 100% complete 6C ready for shoring inspection
  - Drop 7 – 5D, 6D, 10D 100% complete. 7D 40% complete
  - Drop 8 - 90% complete
  - Drop 9 – 5E, 6E 100% complete. 7E ready for shoring inspection



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# Treasury Report for the Month Ending November 30, 2024

## BANK BALANCES AS OF NOVEMBER 30, 2024

### Banco Popular

Checking (Operating)	\$ 66,988.01
Contingency	\$ 2,173.00

## BUDGET



### Revenues

	Actual	Budget	Variance
Assessments income	1,347,411.66	1,370,872.25	23,460.59
Interest income	505.96	137.50	368.46
Late charge income	3,888.00	550.00	3,338.00
Member parking	37,180.00	39,600.00	(2,420.00)
Non member parking	4,752.00	18,333.00	(13,581.00)
Bonus Xmas.			-
Other income	35,774.84	3,438.15	32,336.69

### Total Income

	1,429,512.46	1,432,930.90	(3,418.44)
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### Expenses

	1,508,606.00	1,432,932.41	(75,673.59)
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### Net budgeted revenues and expenses

	(79,093.54)	1.51	(79,092.03)
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## UNCOLLECTED MAINTENANCE AS OF NOVEMBER 30, 2024

1(A) Unit:	\$13,459.47	(3 QUARTERS)	COLLECTIONS
1(B) Unit:	\$7,010.13	(3 QUARTERS)	COLLECTIONS
1(D) Unit:	\$2,990.99		
Total Uncollected:	\$23,460.59		

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- |   |   |
|---|---|
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|---|---|

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