



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 20 Issue 5

November 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

Tomorrow, October 31st, the new water pump system will be installed. All three pumps have been refurbished, and the new motor has been installed. The next step is to get pricing to build a concrete roof on top of the generator/new water pump system and install an air conditioner to prevent future issues.

A keyless lock was installed in the front desk after a package went missing. Only front desk employees are allowed to be in the front desk area and the door MUST be always locked.

There have been incidents involving someone from Maison Grande throwing cans filled with water into our upper garage. Our cameras do not cover Maison Grande's south side. However, a camera ordered from Amazon was installed by Ariel on the RD facing Maison Grande. Unfortunately, this camera records only when there is motion, and we have not been able to catch the person responsible. Several years ago, a similar incident occurred, and a camera with a DVR was installed outside one of the units facing Maison Grande, which helped catch the culprit. Ariel has saved the camera and DVR, and we are waiting for the installation.

We have been ordered to appear before the Special Magistrate at the City of Miami Beach on November 15th. This is due to a violation notice regarding the deterioration of the balcony railings and restricted access to the balconies given to us last year. Although we have complied with the violation, we remain in violation until the 40-year project is completed. Maggy and I will attend the meeting and present all evidence of our compliance efforts. We will keep you updated at our next monthly Board Meeting.

While using the treadmill, one of the owners fell and needed help but couldn't alert anyone because there are no cameras in the gym. She has requested that we consider installing a camera as a precaution.

The railing permit has finally been approved. You will start seeing some new changes in the MZN area and backyard soon.

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

Our holiday party is scheduled for December 13th from 6:30pm to 8:30pm. Please save the date!

Le Trianon Condominium Association Board Meeting

Wednesday August 28th, 2024

Present: Maggy Cuesta – President; Francois Pearson - Vice President; Monie Day – Secretary (virtual); Carmen Garcia - Vice Treasurer; Gustavo Lopez - Treasurer; Carmen Romero – Board Member; 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 8:04 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 Carmen Garcia – Vice Treasurer. 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 Romero – 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

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

1. Completed on South side of upper garage at this time. Commenced on North side repairs.
2. Currently working on Northern facing balconies and façade.
3. Completion percentages
 - 5B South – waiting on shoring inspection
 - 5C South – 50% complete with repairs
 - 5D South – 100% complete with repairs
 - 5E South - 70% complete with repairs
 - 8B South - 90% complete with repairs
 - 10B South - 100% complete with repairs
 - 10D South - 100% complete with repairs

- 5D North - 100% complete with repairs
 - 5F North - 100% complete with repairs
 - 5C North – 90% complete with repairs
 - 5A North - 90% complete with repairs
 - 6A North - 70% complete with repairs
 - 6D North – waiting on shoring inspection
 - 6F North – waiting on shoring inspection
 - RD – removed all potting material from North 40% complete on South side. And preparing the covering that will be installed
4. Every time a balcony gets shoring, the balcony above and below have to be reinforced. The engineer comes in and sounds each balcony. At every stage the engineer makes the approval to move forward.
 5. Slab repair on upper North side has commenced and is 60% complete
 6. Opened to Q & A’s that Jerry addressed about coordination of entry into units and how notice is made. Said they will and have been coordinating with Aissa and communicating with owners in cases of putting up partitions in units and Artifex needing access to the interior of units for any construction related needs.

NEW BUSINESS

Approval of applications

- 7A – Moved in August 1. 1-year lease. Approved
- A motion to adjourn the meeting was made by Francois Pearson – Vice President and seconded by Carmen Garcia – Board Member at 9:00 PM.

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Rami Boaz Liberman #113524

Le Trianon Condominium Association Board Meeting

Wednesday September 25th, 2024

Present: Maggy Cuesta - President; Gustavo Lopez - Treasurer; Carmen Romero – Board Member; John Dos Santos – Board Member; Absent:; 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 8:04 PM. Proof of notice has been made, approved, and noted.

Maggy Cuesta - President moved the reading of the minutes from the previous meeting to the next meeting as the Secretary of the Board had a death in the family. See the minutes on file in the management office after the October meeting.

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.

Balcony updates –

Completion percentages

- 5B South – 70% complete with repairs
- 5C South – 70% complete with repairs
- 5D South – 100% complete with repairs
- 5E South - 100% complete with repairs
- 5F North – 100% complete with repairs
- 5D North - 100% complete with repairs
- 5C North - 70% complete with repairs
- 5A North - 100% complete with repairs
- 6A North - 98% complete with repairs

- 6D North – 95% complete with repairs
- 6C North – 50% complete with repairs
- 6F North – 95% complete with repairs
- 6B South – Not begun with repairs
- 6E South -60% complete with repairs
- 6C South – Not begun with repairs
- 6D South - 80% complete with repairs
- 8B South - 100% complete with repairs
- 10B South - 100% complete with repairs
- 10 D North - 100% complete with repairs
- 10D South - 100% complete with repairs

Upper Garage – South side all repairs are done. Scaffolding has come down and 20% complete on painting. The area combining North and South, the overhead slab repair is 90% done and all columns and beams have been repaired. North side garage, slab repairs are 40% complete and column repairs are 50% complete. Beams are 40% complete and stucco is 50% complete.

Opened to Q & A's for Jerry to address resident concerns.

NEW BUSINESS

Approval of applications

22F – Sold to siblings from Pennsylvania. Will be part time residents. Approved

A motion to adjourn the meeting was made by Carmen Romero – Board Member and seconded by John Dos Santos – Board Member at 8:44 PM.





PATRICKJAIMEZ PA

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FEATURED PROPERTIES

 <p>10261 E Bay Harbor Dr #301 <i>(Boat slip inc.)</i> 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 September 30, 2024

BANK BALANCES AS OF SEPTEMBER 30, 2024

Banco Popular	
Checking (Operating)	\$60,293.42
Contingency	\$2,172.59

Revenues	Actual	Budget	Variance
Assessments income	1,104,985.38	1,121,622.75	16,637.37
Interest income	377.35	112.50	264.85
Late charge income	3,534.93	450.00	3,084.93
Member parking	29,980.00	32,400.00	(2,420.00)
Non member parking	4,607.29	15,000.00	(10,392.71)
Bonus Xmas.			-
Other income	34,340.44	2,814.85	31,525.59
Total Income	1,177,825.39	1,172,400.10	5,425.29
Expenses	1,215,163.62	1,172,403.49	(42,760.13)
Net budgeted revenues and expenses	(37,338.23)	3.39	(37,334.84)

UNCOLLECTED MAINTENANCE AS OF SEPTEMBER 30, 2024

1(A) Unit:	\$8,972.96	(2 quarters)	Collections
1(B) Unit:	\$4,673.42	(2 quarters)	Collections
1(D) Unit:	\$2,990.99	paid in full as of 10/30/2024	
Total Uncollected:	\$16,637.37		

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