



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 20 Issue 8

February 2025

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

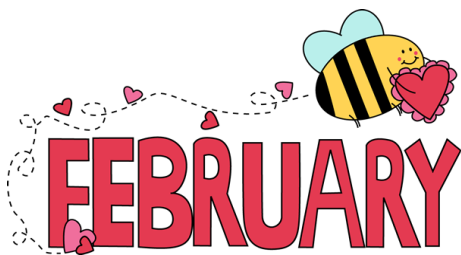
Main (305) 861-9574
Security..... (305) 861-8424
Fax (305) 865-0098

OFFICE HOURS

Monday - Friday 9:00 AM - 4:30 PM

Le Trianon Condominium

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Miami Beach, FL 33140
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MANAGER'S REPORT

Our Holiday party was December 13th, 2024. We appreciate everyone who attended and enjoyed this event with us.



I have been in direct contact with the engineers and Artifex regarding the apartments that have been under repair.

I have been involved in the scheduling of getting access to the units. Also, I have been in contact with the owners that are currently out of town to update them on the work done inside their units as well as helping contractors to repair the floors that have been damaged due to the 40 year work.

Best Roofing has already started the replacement of the East elevator room roof. It should be done within the next few weeks.

The North side of the upper garage should be completed within the next two weeks. You will be receiving a letter prior to the reopening so everyone can go back to their original parking space.

John Dos Santos walked the property on Saturday, January 25th with some residents. He went over the construction work that has been done so far and the problems that we are going through as of now. Thank you to John and all of you who attended.

I received a complaint about the trash chute on the East tower. Someone threw a cardboard through the chute resulting in it being backed up. Please remember, only tied trash bags are allowed through the chute. was backed up due to someone throwing cardboard.

LE TRIANON CONDOMINIUM ASSOCIATION BOARD MEETING

Wednesday December 11th, 2024

Present: Maggy Cuesta – President; Gustavo Lopez – Treasurer; Carmen Romero – Board Member; John Dos Santos – Board Member; Francois Pearson - Vice President; Carmen Garcia - Vice Treasurer.

Via Zoom: Monie Day – Secretary; **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 8:09 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 Maggy Cuesta - President. See the minutes on file in the management office. Minutes were approved, and a motion was made by Francois Pearson-Vice President and seconded by Carmen Garcia – Vice Treasurer. The minutes were approved unanimously.

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

Old Business:

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

- a. A Line – finished scanning
- b. SW A Line – 30% done scanning
- c. S A Line – not started
- d. 5B, 8B, 10 – 100% complete
- e. 6B, 6C S – 50% done on stucco repairs
- f. 5C – 100% complete
- g. 6C – 50% complete
- h. 5D, 6D, 10D – 100% complete
- i. 7D – 60% complete
- j. Façade between D & E – 90% complete
- k. F Line S – not started
- l. F Line SE – 75% scanned
- m. F Line NE – not started
- n. F Line N – not started
- o. 5F & 6F – 100% complete
- p. 7F – 95% complete
- q. 5E – 90% complete
- r. 5D, 6D, 10D – 100% complete
- s. 7D - 50% complete
- t. 5C, 6C – 100% complete
- u. 7C – 70% complete
- v. B Line N – 80% complete
- w. 5A & 6A – 100% complete

Continued on page 3



An advertisement for Stellar Public Adjusting Services. At the top left is the Stellar logo with the tagline "Public Adjusting Services Professional Insurance Claim Representation". To the right, it says "CALL US BEFORE YOUR INSURANCE COMPANY!!" and provides the phone number "(305) 396-9110" and website "STELLARADJUSTING.COM". A smartphone on the right displays "CALL US TODAY FOR A FREE CLAIM INSPECTION". Below the text are four photos showing property damage: a cracked wooden floor, mold on a wall, a rusted metal door, and a damaged ceiling. A yellow banner reads "RE-OPEN OLD & DENIED CLAIMS". Below that, three banners list services: "WATER DAMAGE TO KITCHEN OR FLOORS?", "LEAKS FROM UNITS ABOVE?", and "AIR CONDITIONER LEAK?". A green banner says "SHOWER PAN LEAK?". A red seal says "MENTION THIS FLYER FOR FREE POLICY REVIEW". Large text on the right says "GOT PROPERTY DAMAGE? GET HELP NOW!". At the bottom, a small disclaimer reads: "THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT."

Board Meeting (cont. from page 2)

- x. 7A – 60% complete
- y. Upper garage S side - 95% complete paint
- z. Upper garage E side – 90% complete paint
- aa. Upper garage N side - 90% complete on concrete restoration and 40-50% complete on paint
- ab. Roof E elevator – stucco repairs are 90% complete
- ac. Roof W elevator - stucco repairs are 80% complete
- ad. Upper and lower garage, the problem is the pool. Access can't be granted, especially below the below. Those repairs are going to be extensive because of the water intrusion and leaking as well as the effects of the chemicals used on the pool. It has deteriorated the reinforcing. They have been proceeding to open the upper garage to allow access to the U so we can open parking spaces back up to residents.
- ae. In regard to the balconies, the damage is such that balconies need to be repaired from the lower units up to support the fresh poured cement since it's heavier than when it dries. Easier to remove the entire balcony but the cost would be extreme. Then it would take longer and would have to replace more post tension cables.
- af. Every six months we get to extend our permits since we were in violation until all balconies are complete as long as the city continues to receive updates
- ag. When asked when the project will be complete, Jerry stated it would be mid next year.

The Manager's Report was read by Aissa Duverger-Building Manager after Jerry Pasantes completed his update (see report on file in the management office).

New Business:

- a. Consider and adopt the budget – If the budget is more than 115% of last years budget, the residents would be able to vote on the adoption of it. If it is under the board can adopt. This years budget shows a 105% increase.
- b. Vote on full waive of statutory reserves – Per Aissa Duverger, the vote to waive the statutory reserves is as follows: 47 yes and 2 no votes. Waiver of the statutory reserves has passed.
- c. Approval of applications – 20E – 1 year lease moved in December 1. 1 person. A motion was made to approve the application by Carmen Romero – Board Member and seconded by Carmen Garcia – Vice Treasurer.

A motion to adjourn the annual meeting was made by Francois Pearson – Vice President and seconded by John Dos Santos – Board Member at 8:54 PM.

The budget approval meeting was called to order at 8:55 PM by Maggy Cuesta – President. There is no need to vote for any new board members since there were no applicants. The proposed budget was presented by Gustavo Lopez – Treasurer. A motion to approve the proposed budget was made by Gustavo Lopez – Treasurer and seconded by Carmen Garcia – Vice Treasurer. Motion passed with 1 no board member voting no.


No motion to adjourn the meeting was made after the passing of the budget. Monie Day-Board Member asked if the meeting was adjourned and was disconnected from the zoom call at 9:13 PM.


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anything that puts ink on paper

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Treasury Report For The Month Ending December 31, 2024

BANK BALANCES AS OF DECEMBER 31, 2024

Banco Popular	
Checking (Operating)	\$ 28,997.44
Contingency	\$ 2,174.24



Revenues	Actual	Budget	
Variance			
Assessments income	1,472,690.69	1,495,497.00	22,806.31
Interest income	505.96	150.00	355.96
Late charge income	4,467.16	600.00	3,867.16
Member parking	40,780.00	43,200.00	(2,420.00)
Non member parking	5,142.80	20,000.00	(14,857.20)
Bonus Xmas.			-
Other income	38,774.84	3,749.80	35,025.04
Total Income	1,562,361.45	1,563,196.80	(835.35)
Expenses	1,648,990.60	1,563,196.72	(85,793.88)
Net budgeted revenues and expenses	(86,629.15)	(0.08)	(86,629.23)

UNCOLLECTED MAINTENANCE AS OF DECEMBER 30, 2024

1(A) Unit:	\$13,459.47	(3 QUARTERS)	COLLECTIONS
1(B) Unit:	\$9,346.84	(3 QUARTERS)	COLLECTIONS
Total Uncollected:	\$22,806.31		



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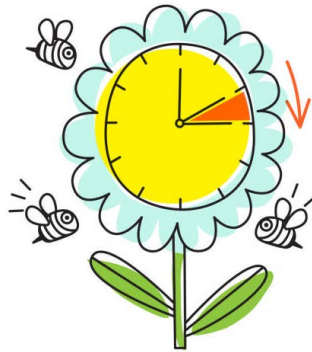
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1. Edge AI RIC R only. Other styles will vary.
2. up to 1 m, not intended for swimming. Rechargeable styles only.
3. Cannot be used on prior purchases or combined with prior discounts.

Don't Forget...Spring Forward

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 ahead one hour at 2 a.m. on Sunday, March 9th.**



SPRING FORWARD
Change Your Clocks

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.



Random Acts of Kindness Day

February 17th is Random Acts of Kindness Day. And, you know what to do...perform a few random acts of kindness. Almost any kind deed will do. And, we highly recommend you perform kind acts on as many people as you can. This is a favorite day of many people and groups. People like the idea of showing a little kindness to others. It's a fun and good thing to do. And, they like being on the receiving end of this day as well. It makes both the giver and the receiver feel good.

Schools have used this day as an educational event, and to promote the value of kindness. Organizations have used this day to promote their cause, and for fundraisers.

Caution: What comes around, goes around. Random Acts of Kindness is highly contagious.

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