



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 21 Issue 10

April 2026

ASSOCIATION OFFICERS

President..... *Maggy Cuesta*
Vice President *Francois Pearson*
Treasurer *Gustavo Lopez*
Secretary..... *Griselle Nogueira*
Board Members *Carmen Romero*
John Dos Santos
Blas Espinosa

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

Legal & Compliance

- Spent time with the Association's insurance attorney in preparation for an upcoming deposition, for which I have been subpoenaed as the corporate representative. The matter involves a water leak between two units; however, the affected owner is also pursuing legal action against the Association. Mediation had been scheduled for Tuesday, March 24, but has since been postponed.
- Continued correspondence with the City of Miami Beach regarding the Notice of Violation (NOV) issued in December 2023 for unsafe balconies. As required, I appear before the Special Magistrate every six months to request an extension of time until the balcony repairs are completed. The most recent extension expired on March 16, and a new hearing is scheduled for April 14.



Construction & 40-Year Recertification

- Conducted biweekly meetings with the contractor and engineers to review progress on the 40-Year Recertification projects. Also met regularly with the Construction Committee to discuss units currently under construction, estimated completion timelines, and any issues delaying progress.
- Coordinated scheduling of injections in various areas of the building as required.
- Communicated with owners affected by interior construction, including scheduling work and coordinating removal and reinstallation of sliding glass doors.
- With Line B completed, contacted owners to proceed with impact door installations, as shutters are no longer permitted.
- Managed logistics for basement garage construction, including reassigning parking spaces and coordinating temporary parking.

Maintenance & Building Operations

- All sliding glass doors have been cleaned and tracks vacuumed by Artifex.
- Coordinated fire alarm and sprinkler inspections. The sprinkler inspection was delayed due to a clogged pipe; repair cost is \$8,869.15.

Continued on page 2

Manager's Report *(cont. from page 1)*

- Scheduled generator preventive maintenance and load bank testing.
- Elevator inspections completed; Elevator #2 required hoist rope replacement at a cost of \$21,284. Awaiting updated certificates.
- Obtaining proposals for pool interior work.
- Met with waterproofing companies and conducted site visits.

Security & Systems

- Assisted camera vendor with installation and setup of new system.
- Ordered monitor and PC for front desk camera access.
- Installed new gym camera per owner requests.

Administrative & Resident Services

- Processed rental applications, conducted interviews, and verified references.
- Recent activity: Units 7B, 17B, 6F, 7A, and 4E rented; two units sold; Unit 8F nearing closing and Unit 20C has closed.

Financial Matters

- Working with Loss Recovery Group to increase hurricane insurance claim settlement.
- Evaluating investment options for \$900,000 settlement (ICS and CDARS programs).
- Will obtain additional proposals from other financial institutions.
- Applied \$497,000 towards the principal (which comes from owners who have paid the 1st assessment in full and others who have received the loan from Miami Dade County) payment toward \$8.1M loan which means that as we make extra payments we will reduce the term of the loan.

Operations & Vendor Coordination

Contacted waste management for additional recycling totes or increased pickup frequency.

Resident Reminder:

Front desk no longer accepts cash payments. Guest parking must be paid by credit card or check.



Eric Broad

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LE TRIANON CONDOMINIUM ASSOCIATION BOARD MEETING - ANNUAL

Wednesday, December 10, 2025

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

Present: Maggy Cuesta – President
François Pearson – Vice President
Gustavo Lopez – Treasurer
Carmen Garcia – Vice Treasurer
Mimi Pambrun – Secretary
Carmen Romero – Board Member
John Dos Santos – Board Member
Absent: None

Guests: Aissa Duverger, Le Trianon Building Manager, see sign-in sheet for Le Trianon residents and guests, as well as additional attendees attending via Zoom.

President Maggy Cuesta, called the meeting to order at 8:01 P.M. and confirmed both quorum and Proof of Notice of Meeting.

The Minutes for the Board Meeting of Wednesday, October 29, 2025, were read by Mimi Pambrun, Secretary. Motion to approve the Minutes was made by François Pearson, Vice President seconded and by John Dos Santos, Board Member. Agreement was unanimous.

1. Gustavo Lopez, Treasurer provided the Treasurer’s Report, (see report on file for details).
2. Building Manager Aissa Duverger presented her Manager’s Report (see report on file).
3. Maggy Cuesta, President, advised we have 3 bids and are securing a 4th for the waterproofing project.
 - a. Bid #1, the product was substandard based on observations and research and is not

Continued on page 4

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CONVENIENT
LOCATIONS**



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Board Meeting (cont. from page 3)

- being considered.
- b. The SECA product site on Marco Island was visited by several board members. The site was only 2 months old, and the board wants to see a location at least 2 years old to see how well the product has held up. Salesperson Juan Menendez has provided additional information and locations.
4. Old Business: Maggy Cuesta, President, advised the discussion on the new security camera system was not voted on due to the maintenance contract was not clear and detailed enough. In addition, discussion with board, residents, and other guests brought up additional questions. \$45,265.50 to replace the cameras and cabling with new 3-directional cameras and new cabling for the entire building. Maintenance is \$125 per month for the first year and can be renewed.
 5. Tom Kobetitsch, resident, advised the backyard was dark at a particular time he was returning from the boardwalk and just wants to ensure there is sufficient lighting to see our walkway back to the building. Due to turtle protection laws the light is not as bright as in past years. The lights are on a timer and there should be enough light to see his way back.
 6. Resident Griselle Nogueira questioned why there is no camera where her car is. It was explained that several cameras are no longer working and they do not turn except manually. The new system will alleviate several of these issues. Resident Eduardo DeLaCruz suggested wireless cameras. President Maggy Cuesta advised they will also check into wireless. We do need a steady internet connection and cabling is now fiber instead of the old hardwired style.
 7. President Cuesta requested a motion to allocate the money but not specifying the vendor for the new camera system. Gustavo Lopez, Treasurer, made a motion to approve \$45,265.50 to replace the cameras and cabling and the \$125 a month for maintenance. Vice President François Pearson seconded the motion. Agreement was unanimous.
 8. Maggy Cuesta, President, advised our Attorney Lillian – and Nicholas--- of our legal firm wrote a Demand Letter to Thyssen Krupp Elevator (TK) to recoup our losses and damages, including the amount of the fine from the City of Miami Beach in the amount of \$66,608.21. The letter was sent December 5, 2025. If TK does not pay, we will have to go to court.
 9. 40 Year Construction update was provided. Carmen Fruit advised she compared last month to current reports and claims on three units completed. Building Manager Aissa Duverger explained C Line and B Line have not only rebar but also includes the East-to-West post-tension cables all the way to the 20th floor. This is an Artifex contractor question and Maggy Cuesta, President, is arranging for Jerry CEO of Artifex to come in January to answer questions. Board Member John Dos Santos also explained the waterproofing is not yet done, currently only Structural Restoration is underway. An owner who does not live here but rents out an apartment requested to have Artifex provide a report of what they are doing.
 10. New Business: The Voting Results for fully funding structural reserves using our Banco Popular line-of-credit and Waive of non-structural reserves, with a total of 66.6% needed for a decision: 81 Owners voted FOR and 3 AGAINST. A motion to approve the vote was made by François Pearson, Vice President and seconded by Carmen Garcia, Vice Treasurer. Agreement was unanimous.



BOARD MEETING



International Beaver Day, April 7



Today, manmade (mitigation) wetlands cost from \$10,000 to 100,000 per acre to build, while each beaver family creates and maintains several acres of wetlands — for free.

April is

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Treasury Report for the Month Ending February 28, 2026

BANK BALANCES AS OF FEBRUARY 28, 2026

Banco Popular

Checking (Operating) \$146,074.64

Revenues

	Actual	Budget	Variance
Assessments income	258,326.42	274,269.00	15,942.58
Interest income	-	-	-
Late charge income	719.00	833.00	(114.00)
Non member parking	625.00	1,000.00	(375.00)
Bonus Xmas.	-	-	-
Other income	7,000.00	7,200.00	(200.00)

Total Income 266,670.42 283,302.00 (16,631.58)

Expenses 207,113.00 283,593.00 76,480.00

Net budgeted revenues and expenses 59,557.42 291.00 59,848.42

UNCOLLECTED MAINTENANCE AS OF FEBRUARY 28, 2026

1(A) Unit:	\$4,936.84	PAID
2(B) Unit:	\$5,142.54	WIRE TRANSFER MADE
1(D) Unit:	\$3,291.23	PAID
1(E) Unit:	\$2,571.27	WIRE TRANSFER MADE
Total Uncollected:	\$15,941.88	

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