



LE TRIANON TRIBUNE

A Monthly Newsletter for the Residents of Le Trianon Condominium

Volume 22 Issue 2

August 2026

LE TRIANON CONDOMINIUM

6061 Collins Avenue
Miami Beach, FL 33140

manager@letrianoncondo.com

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
Head of Security Alberto Arizaga

IMPORTANT #'S

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

OFFICE HOURS

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

august

Published monthly at no cost for
Le Trianon by Coastal Group Publications.
Contact CGP at
(305) 981-3503 or info@cgpnewsletters.com
to advertise in one of our newsletters
or to get a free newsletter for your property.

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 23 pending.

Financial Matters

- Working with Loss Recovery Group to increase hurricane insurance claim settlement.
- Processed \$497,000 payment toward \$8.1M loan.
- Evaluating investment options for \$900,000 settlement (ICS and CDARS programs).
- Will obtain additional proposals from other financial institutions.

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.

NO JOB TOO SMALL

SATISFACTION AND QUALITY GUARANTEED

**YOUR FULL SERVICE CONTRACTOR SINCE 1980**

- **Condo Specialists**
- Kitchens & Bathrooms
- Cabinets & Countertops (New & Resurfaced)
- Garage Conversions
- Room Additions
- Interior & Exterior Painting (**Our Specialty**)

DIAMOND  **REMODELERS**

305-865-9005

Call Today for your

FREE ESTIMATE

Serving Miami-Dade & Broward



www.DIAMONDREMODELERS.com

Special Discounts will be applied for mentioning this ad.
Jeffrey Diamond Lic# CC94BS00437 | Anthony Lasorsa Lic# CGC031497

Condo Specialists

LE TRIANON CONDOMINIUM ASSOCIATION

BOARD MEETING MINUTES

Wednesday, March 25, 2026

Location	Le Trianon Condominium 6061 Collins Avenue Miami Beach, Florida 33140
Present	Maggy Cuesta - President François Pearson - Vice President Griselle Nogueira - Secretary Carmen Romero - Board Member John Dos Santos - Board Member
Absent	Gustavo Lopez - Treasurer Frank Blas Espinosa - Board Member
Guests	Aissa Duverger, Le Trianon Building Manager; Le Trianon residents and guests listed on the sign-in sheet; and additional attendees participating via Zoom.

CALL TO ORDER

President Maggy Cuesta called the meeting to order at 8:01 p.m. and confirmed both a quorum and proof of notice of the meeting.

APPROVAL OF PRIOR MINUTES

The minutes of the Board Meeting held Wednesday, December 10, 2025, were read by Mimi Pambrun, former Secretary. Carmen Romero moved to approve the minutes, and Vice President François Pearson seconded the motion. The motion passed unanimously.

REPORTS

1. Treasurer's Report. Aissa Duverger, Le Trianon Building Manager, presented the Treasurer's Report. See the report on file for details.

2. Manager's Report. Aissa Duverger presented the Manager's Report. See the report on file. Ms. Duverger advised that construction on Line B had been completed and that impact-glass installation could proceed. The new building video system had been installed and was working well, providing clear images and expanded coverage for Front Desk monitoring. Units 8F and 20C had been sold. Several residents had paid their assessments in full, thereby saving interest. New planters crafted by Maggy Cuesta had been installed at the entranceway, and Maggy added a couple more planters to those previously installed.

OLD BUSINESS

3. ThyssenKrupp Demand. President Maggy Cuesta advised that ThyssenKrupp, the Association's previous elevator company, had essentially ignored the demand letter from the Association's attorney requesting reimbursement for losses and damages, including the City of Miami Beach fine in the amount of \$66,608.71. Brian, the Association's

settlement attorney, will advise the Association. If the case is not won, the Association is not required to pay Brian.

4. 40-Year Recertification Update. A total of 127 balconies had been completed out of 200. Line B was complete, and Garage Section 3 was expected to be completed by mid-April. The pool's interior walls had been completed, but the floor remained outstanding.

Resident Carmen Fruit stated that there were still not enough people working. It was reported that there were two different crews: one balcony crew and one basement/pool crew. Alicia Sanchez asked whether work could be performed on Saturdays. Maria de Leon questioned productivity and expressed concern about a lack of supervision and planning. Board Member John Dos Santos advised that weekly goals were established, five people were monitoring the work, and workers were signing in and out.

Per Aissa, the Association does not pay by the hour; therefore, it is not in Artifex's best interest to delay the work or work longer hours. General work hours are 8:30 a.m. to 4:30 p.m. A question was raised as to whether Artifex is paid based on the total project.

Before the meeting, Maggy and Aissa noted that the Association had a new Secretary and requested the Secretary's name and apartment number for the record.

NEW BUSINESS

5. Change of Association Counsel. Becker & Poliakoff had served as the Association's law firm for many years. The Association's primary attorney, Rosa de la Camara, retired, and attorneys Michael Gongora and Lilliania changed firms. The attorneys remaining at Becker & Poliakoff did not appear to have the same work ethic. The Association

Continued on page 4

Board Meeting (cont. from page 3)

changed counsel to Association Law Group, the firm joined by Michael Gongora and Lilliana.

6. Lint/Dryer Shaft Cleaning. Aissa Duverger advised that the building's lint/dryer shafts needed cleaning and that three bids had been obtained. The cost would be paid from the condominium's operational budget, and no additional assessment would be required. The bids were: Air Quality Control - \$5,934 for the main stacks plus \$95 per unit (\$2,185), for a total of \$8,119; Sears - \$15,964; and RainTech - \$9,156. Carmen Romero moved to approve Air Quality Control, and John Dos Santos seconded the motion. The motion passed unanimously.

7. Construction Completion. Completion of all construction was projected for approximately May 2027.

8. 2019 Hurricane Lawsuit. President Maggy Cuesta reported on the 2019 hurricane lawsuit discussed at a meeting held the previous Monday. The Association's



recovery would cover the fully funded reserves of \$793,000 mandated by the State of Florida, thereby saving residents from another assessment. The remaining portion of the settlement, approximately \$100,000, would be placed in reserves for non-structural uses. Exact amounts would be available after the suit was settled and all applicable state, city, attorney, and court fees were calculated.

9. Pets, Emotional Support Animals, Deposits, and Tenant Probation. The Board discussed pets and emotional support animals. A condominium on Brickell Avenue owned by a board member requires a \$1,000 deposit per pet, medical documentation substantiating an emotional support animal, and a five-month probationary period with no more than three violations allowed. In addition, all renters are required to place a deposit on their unit with the condominium association.

Vice President François Pearson moved to require: (1) a \$2,000 Le Trianon Condominium Association deposit for all new renters; (2) a \$1,000 deposit per pet; and (3) a five-month probationary period with three allowable violations, after which the renter may be expelled from the building. Secretary Griselle Nogueira seconded the motion. The motion passed unanimously.

10. Approval of New Residents. John Dos Santos moved to approve the new residents associated with the purchase or rental of Units 6F, 7A, 7B, 8F (sold and under contract), 17B, and 20C (new owners). Carmen Romero seconded the motion. The motion passed unanimously. Maintenance for Unit 23A was paid by the bank in the amount of \$370,000.

ADJOURNMENT

Carmen Romero moved to adjourn the meeting at 9:03 p.m., and John Dos Santos seconded the motion. The motion passed unanimously.



Family owned & operated, providing clients with quality service and work, for over 20 years

WHEN OUR CLIENTS SPEAK, WE LISTEN. One of the biggest requests from our clients is communication and documentation about the progress of their project. B&B Concept Design Provides:

- Direct supervision at each jobsite
- The latest technology to ensure our crews are in constant contact
- Daily and weekly reports of schedules and construction meetings
- Before, during and after photos as record of what work has been completed
- Pre-existing surveys of work areas protecting our clients against any liability

CALL US TODAY for a *no obligation assessment and quote*, and be sure to mention this ad!

305-322-2652

www.bbconceptdesigns.com

To us, it's not just about the outcome, it's about the total experience

**TWO
CONVENIENT
LOCATIONS**

**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerrads@gmail.com
WWW.DENTISTSURFSIDE.COM

A short walk can head off a workplace strain

Stress does not stay in your head. When the pressure climbs, muscles tighten and posture slips, and that tension sets the stage for the sprains, back pain, and other musculoskeletal injuries that sideline workers.

According to Safety and Health Magazine, a National Safety Council publication, one of the simplest defenses is to move. A brief walk, a few stretches, or some light exercise loosens tight muscles and resets posture. Stepping away from a workstation to talk with a coworker gives both the mind and the body a break.



PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com

**COLDWELL
BANKER**
**GLOBAL
LUXURY**

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?

I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.

When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

stellar

Public Adjusting Services
Professional Insurance Claim Representation

*CALL US BEFORE YOUR
INSURANCE COMPANY!!*

(305) 396-9110
STELLARADJUSTING.COM



RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



**GOT PROPERTY
DAMAGE?
GET HELP NOW!**

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.

Rami Boaz License #P17524

BEAUTIFUL BLINDS. BETTER LIVING.

— Style, Privacy & Comfort — Customized for Your Home —



CUSTOM BLINDS & SHADES

BLINDS & SHADES | ZEBRA SHADES | VERTICAL BLINDS | MOTORIZED OPTIONS

Perfect for Condos, Homes & Rentals



FREE
In-Home
Consultation



EXPERT
Installation



GREAT
for HOA,
Condos
& Rentals



COMPETITIVE
PRICING
for Today's
Economy



QUALITY
Products
You Can
Count On

**SCHEDULE YOUR
FREE ESTIMATE
TODAY!**

786-300-1979

LOCAL. RELIABLE. PROFESSIONAL. | Proudly Serving South Florida

**What's My
HOME WORTH?**



ROSA JACQUELIN | BROKER ASSOCIATE

786.239.1283



TREASURY REPORT FOR THE MONTH ENDING MAY 31, 2026

BANK BALANCES AS OF MAY 31, 2026

Banco Popular
Checking (Operating) \$201,554.83

Revenues	Actual	Budget	Variance
Assessments income	660,165.47	685,672.50	25,507.03
Interest income		-	-
Late charge income	1,883.98	2,083.35	(199.37)
Non member parking	3,260.54	2,500.00	760.54
Member parking	17,357.60	18,000.00	(642.40)
Other income	7,960.16	1,354.20	6,605.96
Total Income	690,627.75	709,610.05	(18,982.30)
Expenses	753,471.16	708,984.95	(44,486.21)
Net budgeted revenues and expenses	(62,843.41)	(625.10)	(63,468.51)

UNCOLLECTED MAINTENANCE AS OF MAY 31, 2026

1(A) Unit:	\$4,936.84	PAID
1(C) Unit:	\$3,291.23	PAID
2(D) Unit:	\$6,582.46	PAID
2(F) Unit:	\$10,696.50	1 PAID AND 1 CHECK IN MAIL
Total Uncollected:	\$25,507.03	



Eric Broad
Broker Associate
305.318.2385
eric.broad@corcoran.com

Follow me on Instagram!
@bestofmiamibeach

Expertise you need

Your guide for every real estate journey.

Specializing in waterfront condos like yours for over a decade, I know your home well. Equipped with key market insights backed by a powerhouse brokerage, I can lead the way on your next sale.

***Selling your home or looking to buy another?
Call Eric to get started.***

corcoran

9537 HARDING AVE | SURFSIDE

The Corcoran Group is a licensed real estate broker. This is not intended to solicit property already listed.
Equal Housing Opportunity.