

Le Trianon Tribune

A Monthly Newsletter for Residents of the Le Trianon Condominium

Volume 22 Issue 3 September 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



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MANAGER'S REPORT

September 23, 2026



LEGAL & ASSOCIATION MATTERS

- Attended mediation regarding litigation involving unit owners and the Association. The matter was **settled contingent upon completion of a mold inspection**.
- Worked with Association counsel regarding the **foreclosed unit**, including outstanding maintenance and assessment payments.
- Attended **Special Magistrate Court** on behalf of the Association regarding the Notice of Violation involving the **patio/balcony enclosure and RD sliding glass doors**.
- Continued follow-up regarding the **Notice of Violation and Magistrate matter involving the electric sliding glass door/permit with ASSA ABLOY**.

GAC / IMPACT DOORS & WINDOWS

- Established an **owners' group for residents affected by the GAC/Pacific impact door and window matter** to facilitate communication and coordination.
- Attended **two after-hours meetings** with affected owners regarding the ongoing impact door/window concerns and related documentation.
- Continued working on the status of **permit applications for impact doors and windows through GAC**.
- Coordinated with the **permit expediter** regarding outstanding and pending permit applications.
- Contacted affected owners individually to provide updates regarding the status of their respective permits.

40-YEAR RECERTIFICATION / CONSTRUCTION

- Continue to meet **weekly with the Engineer of Record and General Contractor** regarding project progress, field conditions, scheduling, and outstanding items.
- Meet with the **on-site foreman approximately every other day** to review ongoing work and address day-to-day project matters.
- Met with the **City of Miami Beach inspector** regarding required monthly

Continued on page 2

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

40-Year Recertification documentation, including field reports and Special Inspector letters.

- Prepared and provided the required **six-month Engineer Status Report** to the bank and the City of Miami Beach.
- Met with several **waterproofing contractors** to discuss proposals and continuation of the waterproofing work following the previous waterproofing contractor's withdrawal from the contract.
- Coordinated with the neighboring construction project's management regarding **washing residents' vehicles affected by dust and debris generated by their construction activities**.

BUILDING IMPROVEMENTS & MAINTENANCE

- Visited the property areas where the new **facial-recognition access-control system** has been installed and met with the contractors on several occasions regarding installation and implementation.
- Met with the **railing contractor** regarding scheduling of the **stairwell windows and backyard fence work**.
- Met with **pool contractors** and obtained/discussed estimates for proposed pool-related work.
- Ariel and I obtained **new shopping carts for the basement garage**.
- Ariel and I coordinated the purchase of the **new flooring for the gym**.

FINANCIAL & ADMINISTRATIVE

- Visited financial institutions to research and obtain information regarding **Certificates of Deposit (CDs) and Money Market account options** for Association funds. This matter will be discussed separately under **Old Business**.
- Worked with the Association's **CPA regarding year-end financial matters and preparation of the Association's financial statements**.

Management continues to coordinate daily with contractors, engineers, consultants, legal counsel, accounting professionals, City officials, vendors, and residents regarding the Association's active projects, compliance matters, building operations, and ongoing 40-Year Recertification work.

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LE TRIANON CONDOMINIUM
BOARD MEETING MINUTES

Wednesday, June 24, 2026

Present: Maggy Cuesta, President; François Pearson, Vice President; Gustavo Lopez, Treasurer; Griselle Nogueira, Secretary; Carmen Romero, Board Member; and John Dos Santos, Board Member.

Absent: 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, Quorum, and Proof of Notice President Maggy Cuesta called the meeting to order at 8:06 p.m. and confirmed that a quorum was present and that proof of notice of the meeting had been established.

Approval of Minutes
The minutes of the Board Meeting held on Wednesday, March 25, 2026, were read by President Maggy Cuesta. Vice President François Pearson moved to approve the minutes, and Board Member Carmen Romero seconded the motion. The motion passed unanimously.

Treasurer's Report
Treasurer Gustavo Lopez presented the Treasurer's Report. See the report on file for details.

Manager's Report
Building Manager Aissa Duverger presented the Manager's Report. See the report on file for details.

Continued on page 4

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Board Meeting *(cont. from page 3)*

Old Business

- **40-Year Structural Work:** Ms. Duverger provided an update on construction progress. Of the building's 218 balconies, 152 had been completed. She reviewed the status of multiple construction drops by line and level, including several drops at Level 18, some at Level 22, and other specified levels through Drop 19.
- **Insurance Settlement Funds:** President Maggy Cuesta explained that the proceeds received from the insurance settlement would be placed in a laddered certificate of deposit investment plan. The proposed allocation was $250,000 at Citibank for one year at 4.00%, $350,000 at Ocean Bank for six months at 3.58%, and $390,000 at Bank of America for seven months at 3.90%.



- **Pending Lawsuit:** The Association disclosed that it is being sued by a unit owner alleging negligence related to a water leak. Because of legal restrictions, the Board could not disclose specific details at this time. Board members stated that the incident occurred approximately one year earlier over a weekend, that Board representatives visited the affected unit, and that prior settlement discussions and insurance-carrier involvement had occurred. The insurer paid legal defense costs but denied coverage for the settlement amount. The Board discussed the potential financial exposure to the Association, including damages and legal fees if the court rules against it. The Board will meet in closed session to determine whether settlement is appropriate and, if so, on what terms. The decision will be communicated to owners when legally permissible.
- **Leak Sensors and Inspections:** Participants revisited prior discussions regarding leak sensors and building trade inspections. An earlier estimate of approximately $125 per unit was referenced. The Board agreed to email owners to determine interest in adopting leak sensors and to investigate whether the Association may legally require their installation.

New Business

- **Water Damage and Gym Repairs:** The Board discussed recent damage caused by a burst supply hose that flooded multiple units and the gym. Remediation was required to prevent mold, and damage to the gym was estimated at $3,200.
- **Unit Application and Approval:** The Board reviewed one application for Unit 7D for a one-year lease to a woman and her two children. Vice President François Pearson moved to approve the application, and Board Member John Dos Santos seconded the motion. The motion passed unanimously.
- **Elevator Access Control and Security:** Attendees discussed adding a key-fob access-control system to the elevators. The discussion included programming options to restrict or permit access to specific floors, procedures for visitors and deliveries through the lobby and service elevator, and time-based activation options intended to balance security and convenience.

Adjournment Vice President François Pearson moved to adjourn the meeting at 9:05 p.m., and Board Member John Dos Santos seconded the motion. The motion passed unanimously.

Respectfully submitted,

Griselle Nogueira
Secretary, Le Trianon Condominium Association

What's My
HOME WORTH?

ROSA JACQUELIN
BROKER ASSOCIATE
786.239.1283

lpt realty

Preparedness Includes Your Wallet

Emergency planning usually brings to mind flashlights and bottled water, but disasters are also financial events -- and a few quiet steps now can speed a recovery later.

Start with cash. According to Ready.gov, when the power fails, ATMs and card readers fail with it, so keep a modest amount in small bills somewhere safe.

Check your insurance before you need it. Federal officials point to a fact that surprises many homeowners: standard homeowner policies typically do not cover flood damage, which requires a separate policy through the National Flood Insurance Program -- and that coverage usually takes 30 days to take effect.





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TREASURY REPORT FOR THE MONTH ENDING AUGUST 31, 2026

BANK BALANCES AS OF AUGUST 31, 2026

Banco Popular

Checking (Operating)	$193,435.85

Revenues	**Actual**	**Budget**	**Variance**
Assessments income	1,080,929.39	1,097,076.00	16,146.61
Interest income	224.77	-	224.77
Late charge income	2,685.84	3,333.36	(647.52)
Non member parking	3,576.57	4,000.00	(423.43)
Member parking	28,057.60	28,800.00	(742.40)
Other income	7,960.16	2,166.72	5,793.44
Total Income	1,123,434.33	1,135,376.08	(11,941.75)
Expenses	1,170,929.21	1,134,375.92	(36,553.29)
Net budgeted revenues and expenses	(4,462.22)	-	4462.22)

UNCOLLECTED MAINTENANCE AS OF AUGUST 31, 2026

1(A) Unit:	$4,936.84	PAID
1(B) Unit:	$2,570.29	
1(D) Unit:	$3,291.23	
1(F) Unit:	$5,348.25	PAID
Total Uncollected:	$16,146.61	





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