

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 13 Issue 4

January 2021

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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OFFICE HOURS

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2021

Happy New Year

A MESSAGE FROM THE BOARD OF DIRECTORS ...KEEP UP THE GOOD WORK!

None of us has ever experienced the challenges brought upon us by the COVID-19 virus pandemic which has, in a short time, affected every country in the world. Governments implemented restrictions on travel, businesses, and entertainment enterprises. Safety procedures soon became mandatory - wearing masks, maintaining a safe distance from other people, and frequent hand cleansing. Those in hospitals and assisted living facilities were sequestered, unable to have in-person visitors. The changes to every day life were dramatic but necessary. In the first quarter of 2020 our Association's Board of Directors convened a committee to evaluate and implement precautions as federal, state, and local health authorities learned more about how to control the spread of the disease. Emergency rules and procedures were put in place for employees and residents. Life changed drastically for all, but our employees and residents stepped up to the challenge.

The Board extends its thanks to all Biltmore II employees as they started new procedures, such as wearing gloves and masks, maintaining social distance, and implementing new hand sanitizing and surface cleansing protocols. Our employees are key to the residents' ability to enjoy life at Biltmore II and safety at home. They met every challenge, including processing a significant increase in food and other package deliveries. The front desk staff have served us effectively as they are in contact with delivery personnel dozens of times on every shift. The maintenance staff has implemented new common area cleaning procedures and the removal of discarded delivery boxes while performing normal maintenance routines. We are grateful for their excellent services provided during these

Continued on page 2

From the Board (cont. from page 1)

challenging times. None of our employees have contracted COVID-19 – an impressive achievement. Also, we are grateful to all residents who comply daily with the life safety restrictions. The cooperation of employees and residents makes it possible for our community to enjoy a safe environment during these difficult times.

**LET'S ALL KEEP UP THE GOOD WORK
UNTIL THE PANDEMIC EMERGENCY IS LIFTED!**

**WISHING ALL OUR RESIDENTS A HAPPY AND
HEALTHY 2021!**

The Board of Directors

MAINTENANCE FEES – REMINDER

Remember that for January and February 2021 you should pay the same amount of maintenance fees you were paying in 2020.

The Board will provide an update shortly indicating how the difference will be made up.

Thank you!



(FINANCIAL MONTH OF NOVEMBER 2020)

Collections

Regarding the collection of maintenance fees, we have 6 units with late maintenance fee payments for November. Notices have been sent to all unit owners who are late.

Income/Expense

The month of November shows a budget surplus of \$878.53 and a year-to-date surplus of \$28,361.85. The Building Manager and the Maintenance Supervisor are doing a particularly good job controlling expenses.

In December 2020 we will pay about \$57,000 for the roof repair, which will trigger a year-end deficit of about \$30,000. We will recover this deficit as part of our 2021 budget.

Funding

The funds available in our operating accounts are \$397,461.75 at the end of November. As for Reserves, we have \$2,633,074.06 of funds available at the end of November.

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RULES, REGULATIONS & VIOLATIONS

An important duty of a condominium association is to provide a safe and peaceful environment for residents to live in harmony and enjoy their lives. To facilitate this process, the Association's Board of Directors (BOD) creates governing documents (Declaration, Bylaws, and Rules & Regulations) to fulfill its obligation as expected by unit owners and residents. Every unit owner is provided with a copy of these governing documents and subsequent addendums as they occur. Changes to these documents by the BOD occur only after open discussion in its publicly noticed meetings that provide for unit owner input and discussion prior to final approval. It is the responsibility of each owner and resident to know the rules that govern their condominium. Please make sure that you have a copy and that you are familiar with these documents.

Florida law (FS 718.303) provides the procedure for the Association to insure that the condominium rules and regulations are followed by all members. As a result, a fine may be levied *"against any member or a member's tenant, guest, or invitee"* for violations of the governing documents. A fine may not exceed \$100 per violation, but the fine can be levied for each day of a continuing violation but not to exceed \$1,000 in the aggregate. To fairly administer this law, condo associations are required to provide the alleged violator an opportunity for a hearing before a committee (the "Violations Appeals Committee" or "VAC"), comprised of *"at least three members appointed by the Board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee"*. The purpose of the VAC is to provide an opportunity for the alleged violator to present his/her side of the incident. *The role of the VAC as stated in Florida law, "is limited to determining whether to confirm or reject the fine or suspension levied by the board"*. Its majority decision is final.

At the BII Condominium the process for violation of rules is as follows: If improper behavior is observed, it should be reported to staff immediately. The employee is expected to approach the individual committing the violation and explain the rules. If you are approached by an employee for this purpose, please be calm and civil as it is the employee's responsibility to assess the situation and to explain why the behavior is against the rules. The Association requires the employee to write the incident report describing the observation of an infraction and the interaction with the individual involved and to submit it to the Manager. The Manager presents the report to the BOD at their monthly

Continued on page 4

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Rules, Regulations and Violations (cont. from page 3)

meeting. If the BOD declares that a violation has been committed and levies (proposes) a fine, the alleged violator will have a one and only chance to appeal the BOD's decision and present evidence and explanation to the VAC at a hearing as to why he/she should not be fined. He/she will receive a letter/email/hand delivery from the Manager regarding the Board's decision, at least 14 days before the said hearing, with an explanation of the incident, specific rule/s violated, amount of fine levied, and the scheduled hearing date and time for the opportunity to explain the incident to the VAC and the reason as to why he/she should not be fined. After the hearing, the VAC meets to evaluate all the evidence presented and explanation provided and makes its final decision to agree with the fine proposed by the BOD or not. This decision is final. The VAC then provides its report and final decision pursuant to written minutes of the hearing to the Manager for communication to the unit owner involved.



It is important that all members of our BII community do their part to create a safe, enjoyable and peaceful environment for all to share. Respectful, responsible, and considerate behaviors are essential to our success and good quality of life and it is a benefit to us all. If you need copies of our Rules & Regulations or any other governing documents, including the detail violations process, please request them from the Manager.

The Board of Directors is actively looking for owners to volunteer to participate in the Violations Appeals Committee. This committee offers a venue for all of us to be heard in case of a violation incident. We must have the involvement of the community for this process to work. Please consider sharing a little bit of your time and talents to make our BII community a better place to live.

Cris Moran

Honoring Martin Luther King, Jr.

Since the age of 17, Martin Luther King was a Baptist minister who dedicated his entire adult life to fighting racism and segregation in the United States. Influenced by Gandhi's example of nonviolent persuasion, he organized peaceful boycotts and demonstrations, including the Montgomery Bus Boycott in 1955. In 1963, King headed a massive civil rights campaign in Birmingham, Alabama. This crusade was followed by major drives for voter registration, desegregation, and better housing and education in the South. Honoring his hard work and fortitude in the civil rights movement, King was awarded the Nobel Peace Prize in 1964. On April 4, 1968 he was assassinated in Memphis, Tennessee. Since 1986 the third Monday in January has been designated a legal holiday to honor this man of peace.



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2020 – BUILDING PROJECTS COMPLETED

In 2020 the Association conducted its normal business mostly by electronic means. In-person meetings were eliminated. Association business was conducted via Zoom teleconferences, texts, email messages and phone calls. Association committees and management continued their efforts throughout the year. Many building projects were completed. This first list was performed by licensed contractors and approved by the Board of Directors.

- **EMERGENCY GENERATOR** - the rooftop emergency diesel power generator was original to the building. It was replaced with a new bi-fuel generator that is started with diesel fuel stored in a below ground tank on the property but then runs on natural gas. The newly installed natural gas energy source will enable it to run for unlimited periods, if necessary, as natural gas is supplied underground and does not need to be refueled by truck delivery. This new more powerful generator can carry more electrical load, such as the basement sump pumps.
- **ROOF REPAIR** - the roof was repaired and supervised by the Association's structural engineering consultant to ensure that all repairs were completed properly.
- **NEW LOBBY PLANT DÉCOR** - a new lobby plant design was implemented by a local family-run indoor plant firm that now maintains all lobby plants.
- **RAINWATER RUNOFF MANAGEMENT** - the four rainwater runoff sediment tanks and injection wells were cleaned out enabling all water runoff to be returned to the aquifer lying below the Coral Gables limestone rock ridge upon which our building sits.

Biltmore II's competent maintenance staff, supervised by Eduardo Mustelir-Sanchez, completed the following projects in-house without external contractor involvement:

- **RECYCLING** - increased recycling of cardboard box waste by recommending and acquiring a cardboard baler, installing it, and creating the process to send compacted bales to a recycling center.
- **HALLWAY LIGHTING** – replaced old incandescent hallway light fixtures with LED fixtures that brighten the hallways and save energy.
- **SUMP PUMPS** - assisted the implementation of new basement sump pumps, spotted an installation design flaw, and forced the contractor to re-install the pumps according to the approved engineering design.
- **FIRE PUMP CONTROLLER** – assisted with installation of new fire pump controller as part of the new emergency generator project.
- **PLANTER LEAKS** - repaired and sealed three leaking electrical conduits inside planters.
- **OTHER LEAKS** - repaired and sealed 1) a major

rainwater runoff leak into the garage coming from the handicap parking area, 2) a leak from the front driveway canopy, and 3) a leak in the atrium skylight. Repaired common area window leaks in the two 2nd floor windows and the flashing of their exterior eaves.

- **POOL EQUIPMENT** - prevented pool closure by rebuilding one pool pump, repairing the other pump and replacing the flow meter.
- **GARAGE EXHAUST FAN** - reconstructed the NE garage exhaust fan hood that had become corroded. Added a new fiberglass fabric and polyester resin. Completely removed all corrosion from the fan's support frame and added a polyester coating.
- **LEAKING PIPES** - replaced deteriorated and leaking storm water cast iron pipes in the garage with PVC pipes.
- **COVID-19** – established new sanitation measures and procedures; helped reorganize and move front desk; fabricated and installed new polycarbonate shield to protect staff and residents.

Robert Petzinger & Eduardo Mustelir-Sanchez

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SOUPS & STEWS FOR COLD WINTER DAYS

Cheese and Broccoli Chicken Soup

1/2 cup butter
1 cup all-purpose flour
11 cups water
3 cubes chicken bouillon
6 ounces boneless chicken breast, cut into 1/2 inch chunks
2 heads fresh broccoli, trimmed and chopped
1-1/2 teaspoons salt
1 teaspoon ground black pepper
1 cup light cream
3 cups shredded Cheddar cheese

Melt butter over medium heat in a 5-quart pot. Add the flour, stirring constantly until a thick paste forms. Remove mixture from pot and set aside. In the same pot, combine the water, bouillon cubes, chicken, broccoli, salt, and pepper. Bring to a boil over high heat. Reduce heat to medium low and simmer for 45 minutes or until brocco-

li is tender. Stir in flour mixture a little at a time until soup thickens. Simmer an additional 5 minutes. Reduce heat and stir in cream. Mix well. Add cheese one cup at a time. Your soup is now ready to serve. Makes 5 servings.

Crock Pot Vegetarian Chili

1 (11 ounce) can condensed black bean soup
1 (15 ounce) can kidney beans, drained and rinsed
1 (15 ounce) can garbanzo beans, drained
1 (16 ounce) can vegetarian baked beans
1 (14.5 ounce) can chopped tomatoes in puree
1 (15 ounce) can whole kernel corn, drained
1 onion, chopped
1 green bell pepper, chopped
2 stalks celery, chopped

2 cloves garlic, chopped
1 tablespoon chili powder
1 tablespoon dried parsley
1 tablespoon dried oregano
1 tablespoon dried basil

Place all the ingredients in a crock pot. Stir well and cook for at least two hours on a high setting. Makes 8 servings.



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