

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 11 Issue 11

August 2019

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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HOW TO REACH US

- Manager** .. manager@biltmore2.com
- Office**..... 305-448-4765
- Admin**..... admin@biltmore2.com
- Concierge/Front Door**.. 305-443-7914
- Concierge**.. Concierge@biltmore2.com
- Maintenance**.....
- Maintenance@biltmore2.com

OFFICE HOURS

Monday-Friday..... 9 a.m. - 5 p.m.



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MANAGERS CORNER

AIRBNB IN THE CITY OF CORAL GABLES

It is important for all residents to understand that the laws in the City of Coral Gables *prohibit* short term rentals in certain areas of the City. Listing a property located in a prohibited area for less than six (6) months is a violation of the City's Zoning Code and is punishable by a fine of \$150 per day until compliance is achieved. See Florida Statute 212.03 for more information.

In addition, Biltmore II Condominium Association does not allow for rentals of less than one (1) year. (See Rules & Regulations, Article 26.2 and Declaration of Condominium, Amendment February 12th, 2018, Article XII.D) . No sub-leasing is permitted.

SHOPPING CARTS IN HALLWAYS

We remind all residents that grocery carts, strollers, floor mats and other materials (see Rules & Regulations, Article 6.5) may not be placed or left in hallways. Fines for up to \$100 a day may be assessed to residents not following this rule.

Vivian Medina – Property Manager



WELCOME!

NEW RESIDENTS

Susan Pinkerson

Christine Weill and daughter, Claudia

MEET OUR SIGNATURE SCREW PINE TREES

Inside the east and west bends of our main entrance driveway stand two 40-foot tall trees that appear to be standing on their toes and looking surprisingly like exotic Christmas trees – see picture below. Let’s get to know them a bit better. In Latin, the scientific language used to name plants, our trees are named *Pandanus utilis*. The Pandanus genus includes more than 650 species from Pacific Ocean tropics and subtropics. In their native region, they are second only to the Coconut Palm in importance. Our species (*utilis*) can grow to over 60-feet tall. In the tropical Pacific islands, this tree is found along the coastline within the tidal zone. Roots tolerate saltwater and they appear to be arranged in a pyramid shape supporting the heavy tree above. These visible prop roots grow downward from the above ground trunk (known as “adventitious” roots) and are in addition to the below ground root system. Prop roots are very strong and protect the tree from tidal surge and strong winds. Common names for *Pandanus* trees include “Pandan” and “Screw Pine”. If you look closely at the trunk and branches, there are noticeable rings around them, looking like the threads of a screw. They are caused by the leaves where they attach to the tree and produce a ring-like scar when the dead leaves fall off. The word “Pine” comes from the appearance of the large fruit which resembles a large Pineapple. Screw Pines are dioecious – male and female flowers are on different plants. Our two specimens are male since the flowers appear on a long hanging structure called a panicle. Also, our trees do not produce the pineapple shape fruit – a function that only the female plant can fulfill. The unique appearance and sheer size of this tree results in an emphatic statement when it appears in a planned landscape. The two Screw Pine trees at Biltmore II are perfectly placed as the Signature plants at the main entrance.





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SOCIAL CLUB ACTIVITIES:

UPCOMING EVENTS:

Wednesday, August 21st – Movie night at 7:00 pm

“Grace of Monaco” (2014)

Despite her husband’s (Tim Roth) misgivings, Grace Kelly (Nicole Kidman) considers returning to Hollywood to star in “Marnie,” but a political dispute between Monaco and France forces her to make a difficult choice. This is an internationally co-produced biographical drama film directed by Olivier Dahan and written by Arash Amel.



Wednesday, September 18th – Movie night at 7:00 pm

“Fair Game” (2010)

Wife and mother Valerie Plame (Naomi Watts) has a double life as a CIA operative, hiding her vocation from family and friends. Her husband, Joseph Wilson (Sean Penn), writes a controversial article in The New York Times, refuting stories about the sale of enriched uranium to Iraq. Then Valerie’s secret work and identity is leaked to the press. With her cover blown and other people endangered, Valerie’s career and personal life begin to unravel.

AROUND TOWN

Summer Stories:

The City of Coral Gables’ new temporary installation of multi-colored phrases dancing from above is now open in Giralda Plaza. The concept belongs to Miami-based artist Jessie Nite, who was selected by the City in response to a national Call to Artists.

Miami Spice:

Don’t forget to visit one of the restaurants participating in Miami Spice, the two-month extravaganza which lasts until September 30th! Lunch and brunch for \$23 and dinner for \$39. You can’t beat those prices ... go and experiment by visiting a place you don’t know yet! Check it out at <https://www.miamiandbeaches.com/offers/temptations/miami-spice-months>.

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Treats they Won't Give Away

It's back to school time! Below is a delicious and healthy treat to add to your child's packed lunch.

- 2 cups rolled oats
- 3/4 cup packed brown sugar
- 1/2 cup wheat germ
- 3/4 teaspoon ground cinnamon
- 1 cup all-purpose flour
- 3/4 cup raisins (optional)
- 3/4 teaspoon salt
- 1/2 cup honey
- 1 egg, beaten
- 1/2 cup vegetable oil
- 2 teaspoons vanilla extract



1. Preheat the oven to 350 degrees F (175 degrees C). Generously grease a 9x13 inch baking pan.
2. In a large bowl, mix together the oats, brown sugar, wheat germ, cinnamon, flour, raisins and salt. Make a well in the center, and pour in the honey, egg, oil and vanilla. Mix well using your hands. Pat the mixture evenly into the prepared pan.
3. Bake for 30 to 35 minutes in the preheated oven, until the bars begin to turn golden at the edges. Cool for 5 minutes, then cut into bars while still warm. Do not allow the bars to cool completely before cutting, or they will be too hard to cut.

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School Daze

School is back in session in August please use caution while driving!



A new teacher was trying to make use of her psychology courses. She started her class by saying, "Everyone who thinks you're stupid, stand up!" After a few seconds, Little Johnny stood up. The teacher said, "Do you think you're stupid, Little Johnny?" "No, ma'am, but I hate to see you standing there all by yourself!"



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A NATURAL FOR NUMBERS

By June Frost

She is full of pep and vigor and must be the youngest volunteer in the building. She is a Certified Public Accountant (CPA) and has a track record of keeping the Association's finances in order. And, of course, she is the Board's Treasurer.

Beatriz (Bee) Cosculluela is a first generation American, as her parents, Alvaro and Marta Cosculluela, are originally from Cuba. In fact, she was born in Doctors Hospital in Coral Gables, attended Our Lady of Lourdes Academy and graduated from Florida International University with a bachelor's degree in accounting. All of which makes her a true Miami native.

"As a child my best subjects were math and art," she says. "I love color and have always been very creative." At the same time, "numbers just came natural to me. Math is very structured. So I struggle between the right and left side of my brain because of the structured side and the creative



Niece Ava, Alvaro, Bee, brother Avi, nephew A.J., Oreo and Marta Cosculluela

side." Eventually the math won out, because in high school while others took electives such as home economics or child development, Bee chose two years of accounting and business courses. "I figured those things would help me later on in my career in the real world."

Accountants can specialize by industry, and at one point she had her own public accounting firm for five years focusing on condominium accounting until the mortgage crises of 2008. Her career has included working for different industries, some more glamorous than others, but she likes where she is now best. The health care industry.

Today, Bee is the Controller of Miami Jewish Health Systems and as such is head of the Accounting Department with 20 people reporting to her. "I love what I do, and I love the mission of the organization which is to provide the best health care for seniors as they are aging."

The facility provides advanced medical care for seniors along with independent and assisted living facilities for people of all ages, cultures and faiths. "The 20-acre campus is gorgeous," says Bee, "I work there all day and interact with seniors. It has taught me more patience, as I have to slow down to their pace. It is a daily reminder of how we are going to age. The aging process is different for everybody."

Bee also brings a lot of expertise to her volunteer work at Biltmore II overseeing the finances. "The beauty of accounting is understanding what the financial statements are telling you. To put into words what the numbers are telling

Continued on page 6

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A Natural for Numbers (cont. from page 5)

you. The budget process in the building is what I like, because that's when it comes to life." She explains that doing the budget involves analyzing historical information to make projections for the next year. The Finance Committee and management do the analyzing. It's a process, and it entails having a conversation in a series of budget workshops.



Bee and Oreo at home

Bee likes to travel and loves to visit New York City, especially if it's snowing. She has a collection of boots for the occasion. In 2008 she got Oreo, a black and white cocker spaniel, from Craig's List. He has been her companion. The wonderful part is that Bee's parents live in the building. Not only that, but they babysit Oreo while she is at work. She said her parents enjoy their life in the building and looking after her dog.

Lastly, she wants to dispel the stereotypical notion that all accountants are dull and boring because they crunch numbers all day. "I get that frequently from people who meet me, but then they step into my house and see that it's all very colorful. I love color and my art work and different types of music." And she knows how to have fun. "Whatever I do, I give it my all."



A.J, Alvaro, Ava, Bee & Marta Cosculluela in New York this summer



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