

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 11 Issue 10

July 2019

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2019

President.....Jose M. Fuster
Vice President ... William (Bill) Beitz
Treasurer Beatriz (Bee) Cosculluela
Secretary..... Ginny Shwedel
Director Luis Ricciardulli
Director Terence (Terry) McKinley
DirectorErin Anding

OUR STAFF

Manager Vivian Medina
Admin. Asst. Elisa Burnbaum
Front Desk Sup.Jose Marban
Maintenance Sup ...Eduardo Sanchez

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.



Published monthly at no cost to the Biltmore II Condominium by Coastal Group Publications, Inc. 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 CORNER

BUILDING PROJECTS

In 2018 the Board of Directors had several capital projects planned which are now underway and or completed.

The **emergency generator** project is currently being prepared and should be completed by November 2019.

The **sump pump project** which had been deferred since 2015 has now been completed. This system controls the overflow of water into the sump pit through drains or by natural water migration through the soil. The sump pump's job is to pump the water out of the pit and away from the building, so the basement stays dry.

Compass Elevator Consulting firm was hired to provide an **elevator modernization assessment** which was performed on the (4) four geared traction elevators. In 2000 the (4) four elevators were modernized with motion controllers and drives. The original geared machines were retained during this modernization and are in need of replacement. The elevator controllers that were installed in 2000 are coming to the end of their useful life. Additionally, due to the elevator design, many of the parts are obsolete. The Board of Directors will be reviewing the scope of work that entails the complete modernization for all (4) elevators.

Expansion joints and leaking planters are also projected to be undergoing repairs. The engineering firm Biller Reinhart has been contracted to provide the scope of work with specifications for the project to go out for bids.

It's inevitable that structures and mechanical components will age and outgrow their original function. With the assistance of these Engineering firms and their expertise together with your Board of Directors, these projects will be analyzed for cost efficiency as well as determination of the best restoration methods available. We will continue to bring you up to date information on these and future projects to come.

Vivian Medina – Property Manager

RED FOUNTAIN GRASS

Landscape Improvements seek to upgrade the overall appearance of our award-winning mid-century modern building. Some of the changes made this year are very visible, like the redesign of the plots at the main entrance. Others are seldom noticed due to their location or minimal size. For example, the next time you drive your car into the basement garage and start down the ramp, look UP at the small plant bed that sits atop the gate wall. A small planter bed separating the entrance ramp space from the first parking space is there. For many years it contained a Hibiscus hedge that seldom flowered since it needed to be pruned often and flowering hedges don't like regular pruning. It was removed and red/green Queen Emma Crinum Lilies were added, but they seemed out of place in such a sun-drenched windy location, so they were relocated. In their place, Red Fountain Grass plants were added. Originally from Africa, SE Asia, and the Middle East, this grass is well established in Florida. It has red/burgundy leaves with beautiful bronze plumes reaching 4-feet high (eventually). Many plants struggle in such shallow, sunny, and windy conditions, but this is perfect for grasses. It is drought tolerant and has no known insects or diseases. It's a trial. Hope you like them and that they like us! Notice the graceful movement of leaves and plumes in the wind.





Quality Services
CENTRY AIR DESIGNS INC.

CENTRY AIR DESIGNS

FREE ESTIMATES IN NEW UNITS

FREE SERVICE CALL
with repair \$85 value

100% FINANCING
0% APR FOR 60 MONTHS! WCA
Bad credit no problem. Call for a fast approval.





Save money on your electric bill by installing a high efficiency A/C unit with low monthly payments

AIR DUCT CLEANERS SPECIALIST
Do You Suffer From: Nasal Problems • Migraines
Eye Irritation • Allergies • Asthma • Bronchitis?

IF QUALITY IS IN YOUR AIR DUCTS, IT'S IN YOUR LUNGS

AIR DUCT CLEANING PLATINUM PACKAGE



\$25

Per Vent

\$69.99

Per Vents Unlimited
AC TUNE-UP

- Complete System Diagnostic
- Drain Line Flush
- 25 Point AC Check

Expires 12/31/2019

A/C Complete TUNE-UP

\$280

- 24 point inspection
- Coil Cleaning • Blower Cleaning • Flush Drain
- Free Refrigerant Recharge up to 3lb.

Expires 12/31/2019

305-400-9973

WWW.CENTRYAIRDESIGNS.COM

Dade • Broward • Palm Beach

Proudly Serving Your Area for over 34 years





State Licensed & Insured
CACO 1816147



LAW OFFICES OF ELLEN NOVOSELETSKY, P.A.

MIAMI ATTORNEY WITH 20 YEARS OF EXPERIENCE
PROVIDING ALL YOUR LEGAL NEEDS

- Business & Contract Disputes
- Accidents & Insurance Claims
- Real Estate
- Immigration
- Preparation of Contracts, Wills & Deeds
- Landlord/Tenant & Condo Law



We speak English, Spanish, Russian, and Hebrew

Please call me for a free consultation:
305-775-8414 | ellen@novoslaw.com | www.novoslaw.com

START YOUR OWN CBD E-COMMERCE HOME BASED BUSINESS

- Work from anywhere in the world; build your business from your phone or computer
- Take a free tour and explore the opportunity today! <https://thrivewithmonica.com/naturalremedy>



Just want product?
Order Free Samples here (pay shipping & handling only): <https://thrivewithmonica.com/samples>
Explore the full line of products: <https://thrivewithmonica.com/CBDProducts>

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.



DID YOU KNOW?: *A Look at U.S. Flag Trivia*

- Betsy Ross was reportedly able to create a 5-pointed star from a single sheet of paper with one cut.
- The first U.S. flag had 13 stars, representing the 13 original colonies. The second flag had 15 stars, as more states entered the union. Often states came in groups, so there were no U.S. flags with 14, 16, 17, 18, 19, 22, 39, 40, 41, 42, or 47 stars.
- New U.S. flags can be introduced only on the Fourth of July.
- No U.S. flag ever becomes obsolete. Each of the 27 flags are still legal U.S. flags and may be flown at any time.



Over 130,000 square feet of the lighting, bath, hardware, furniture and accessories that you’re looking for.

**GET
15% OFF
YOUR NEXT PURCHASE**

Must be presented at time of purchase and not applicable to Minka-Aire or WAC Lighting products. Not valid on previous purchases. Offer expires 09/30/19.

COME VISIT OUR SHOWROOMS:
North Miami: 1850 NE 146 St. • 305.402.4421
Coconut Grove: 3000 SW 28 Ln • 305.367.8389
Farreys.com

F A R R E Y ' S
L I G H T I N G + B A T H



Thunderstorm Safety

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you're close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.



Public Adjusting Services
Professional Insurance Claim Representation

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

GOT PROPERTY DAMAGE? GET HELP NOW!

RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS



Roof Leaks



Water Damage



Vandalism Damage



Loss of Income



Fire Damage



Flood Damage



Hurricane Damage



Mold Damage

STELLARADJUSTING.COM

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.

License #P175224



ROSA JACQUELIN

Elite Miami Homes

WWW.ELITEMIAMIHOMES.COM

WHAT COULD YOUR HOME SELL FOR?
TEXT "VALUE" TO 786.239.1283



*"Love Where
You Live!"*



BLINDS & SHADES

FREE SHOP AT HOME SERVICE

WE BEAT ANY ESTIMATE
BLINDS, SHADES, SHUTTERS

FREE MEASURING & INSTALLATION

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 8/31/19
must present coupon

MOTORIZED SPECIALIST

VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

We Also Do


REPAIRS

VERTICAL TRACKS REPAIRED



305-469-8162 WE SHOW UP! 25 Years in Biz

One Dollar Emergency Dental Visit Including Necessary X-Rays NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist

Dr. Edy A. Guerra

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:

9456 Harding Avenue, Surfside, FL
Phone (305)866-2626 Fax (305)866-2204
4011 W. Flagler St. Ste. 506, Coral Gables, FL
Phone (305)643-1444 Fax (305)643-0447

JULY 4TH PARTY – A GOOD TIME WAS HAD BY ALL!!



Continued on page 6

4th of July Celebration (cont. from page 5)




ONE STOP
RESTORATION
WATER • FIRE • SMOKE • MOLD

ARE YOU HOMEOWNER? DOES YOUR PROPERTY HAVE ANY OF THE FOLLOWING DAMAGES?

- Hurricane / Thunderstorm
- Kitchen Water Loss.
- Bath or AC Leak.
- Roof Leak.
- Plumbing
- Fire
- Mold

We are multilingual

CALL NOW AND GET 1-800-523-1485
RESIDENTIAL & COMMERCIAL

OUR TEAM OF EXPERTS IS READY TO PROVIDE YOU WITH A FREE MOLD & WATER DAMAGE INSPECTION!!!

Mold caused by water, hurricane, damage, etc., is hazardous to the well-being of your family, often resulting in sickness and death when not dealt with immediately.

Certified in Fire and Smoke Restoration,
Water Damage Restoration,
Odor Control & Mold Remediation

We bill your insurance company directly with no out of pocket expenses.