

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 12 Issue 10

July 2020

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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OFFICE HOURS

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Managers Corner: Project Updates

Dear Residents.

The Building Committee together with the Board of Directors are working diligently to make the necessary updates to the property. For those of you that cannot take part of our monthly Board Meetings, below are some of the projects that are currently in the works.

ROOF REPAIRSThe Board of Directors approved the necessary roof repairs with Tar Heel Roofing. Repairs should begin sometime in July 2020 with completion in August.

SANITARY LINES EAST/WEST COVERED PARKING

Douglas Orr Plumbing has been awarded the project to replace the black iron sanitary lines located at the East/West covered parking areas. Work is projected to start sometime in August/September 2020. We will communicate the start update to everyone since this will affect everyone with daily scheduled water shutoffs. Vehicles in these areas will also need to be moved.

ELECTRIC VEHICLE CHARGING STATIONS

The EV Charger Task Force is currently interviewing EV contractors and will be generating a scope of work/ design/installation rules/guidelines for those owners who will require a charging station for their Electric Vehicle.

EXPANSION JOINT/PLANTER REPAIRS

Our Building Committee Chair is working together with Biller Reinhart Engineers to come up with a schedule and plan on immediate repairs for expansion joints and waterproofing of the planters (repairs to occur within a year). Intermediate repairs (repairs to occur within a one to three-year time frame) will be made just in time for our 50-year certification, which will include structural and electrical, much like our 40-year certification.

ELEVATORS

Final Kone Elevator contract has been submitted and is ready for review and execution by the Board of Directors. Equipment and parts for the elevators will be ordered soon after. We will communicate with the residents once the modernization of the East Elevators begins.

FLORIDA'S RISING WATERS

Many residents have questioned why we have water in our garage? Unfortunately, not even the new sump pumps installed in the garage can handle the enormous amount of water rising from the sea. Florida is in the crosshairs of climate change. Rising seas, porous bedrock, and the relatively common occurrence of tropical storms place real estate and people at risk for storm surges aggravated by rising sea levels in Florida.



The world's oceans are rising, thanks to global warming. Global average sea level has gone up about 8 inches since 1880. In South Florida, taxpayers are already paying the price for climate change as saltwater pushes through porous bedrock into coastal drinking-water supplies, and rivers and canals choked by heavy rains having a harder time draining into the ocean.

ITS' NOW, not later, for sea level rise in South Florida. Overall, sea level rise is making the odds of a South Florida flood reaching more than 4 feet above high tide BY 2050. More than half the population of more than 100 Florida towns and cities lives on land below that 4-foot line. Miami-Dade and Broward counties each have more people below 4 feet than any state, except Florida itself and Louisiana

Global warming has already doubled or tripled the odds of extreme high-water events over widespread areas of the U.S. coast.

Widespread areas are likely to see storm surges on top of sea level rise reaching at least 4 feet above high tide by 2030, and 5 feet by 2050.

Nearly 5 million U.S. residents currently live on land less than 4 feet above high tide, and more than 6 million on land less than 5 feet above sea level rise is already increasing flood threats everywhere. It is set to become an even greater problem much sooner than most people expect. Swift cuts in greenhouse gas pollution can significantly reduce sea level increases, but past and present pollution already commit us to a good deal more rise.

Robert Petzinger



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A LOVE OF TEACHING

By June Frost

“My parents always taught my brother and me to find hobbies, interesting things to do and develop a career that we find valuable and had meaning,” says Nikki Deluca. She took their advice and found her interests and strengths lay within the field of education.

Nikki is in her 18th year of teaching at Gulliver. “I love what I do and picked something that brings me a lot of joy,” she says. Her students are 5th grade ten-year-olds. “It’s a nice age, because they are still curious and try new things very easily. They are also very funny. They are discovering themselves and are very open minded.”

Being in a good mood and always ready for a laugh is an asset in the classroom. She acknowledges, “It’s always been easy for me to get in a good mood and see the fun things. This has a lot to do with the way students react. By the age of ten there is a core personality. They have strong ideas and opinions. It is very important for a teacher to allow them opportunities to share their own ideas. Make sure they are respected as learners. My favorite word is ‘think.’ So I tell them ‘I love that you are thinking.’ “

Nikki was raised in Coral Gables and went to Gables High. At Florida International University (FIU) she got a bachelor’s degree in English literature and a master’s degree in English education. Nineteen years ago she and her son Enzo moved into Biltmore II to be with her mother Christine Deluca.

Both mother and son share a passion for physical fitness. Nikki is a runner and belongs to a small running group that does about 5 miles in the summer. “We do from here to Vizcaya and back. I’ve done 5 half marathons,” she says, “13.1 miles instead of 26.2.” She also bikes with Enzo 10 or 12 miles and finds it hard to keep up with him.

No wonder. Enzo is now 6’3” tall, 20 years old and very serious about making a career in the field of physical education. In fact, he is majoring in physical education at Miami-Dade Community College. Of course basketball is his sport as well. His career plans are to open a gym one day. Nikki says, “He has taught himself how to work out, proper nutrition, how to build muscle and even how to cook.”

Every summer Enzo visits his father and family in Brazil, but will have to forgo that this year, as Brazil is closed. He speaks Portuguese, but it is a work in progress, as there is not much opportunity to practice here.

Nikki is also a reader. “Reading is a huge part of who I am,” she says, “I feel I can be creative, learn new things and go on trips with my stories.” At Gulliver she started a book club for the 5th and 6th graders. On weekends she reads contemporary literature with two different book groups. And she also does summer reading with the students she is tutoring. Their preferences are humor, fantasy and graphic novels.

As for sheltering in place, Nikki says, “There is no substitute for the human connection, but I do think we can find joy and make the best of the situation.” Still, It’s nice when she and Enzo can get out and exercise and feel a little liberated. “We do it anytime we have free time.”



Nikki and son Enzo biking in Nantucket



Nikki and son Enzo

Biltmore II Condominium Association

MONTHLY BOARD MEETING PROTOCOL

(Originally enacted in January 2019)

Effective immediately, the Board of Directors will enforce the following Rules of Order to assure its business can be conducted within a reasonable time. Recent meetings, which have lasted more than two hours, are witness to the need to adopt these reasonable Rules of Order.

Protocol enhancements:

1. General Audience Members will be heard during Board Action Items and Good & Welfare sections of the meeting only. General Audience Members are to come to the podium, introduce themselves by name and Unit Number and address the Board.*

a. During these sections of the meeting, General Audience Members will be allowed to speak for up to 3 minutes maximum per Unit Owner/Tenant and will be reminded when they reach 2 minutes, 30 seconds.

b. Individual General Audience Members will be allowed to speak only once per Board Action Item and once during Good & Welfare sections of the meeting.

c. If an Individual General Audience Member choses to read comments from another General Audience member, who is not present, the time taken to do so will be counted as part of their 3 minute limit (e.g. if the owner of Unit # xxx reads

a 1-minute comment from the owner of Unit # yyyy, they only have 2 more minutes for additional comments: 3-minute limit per owner). This limit will be enforced to allow other General Audience Members a chance to be heard.

2. Reports (i.e. Approval of previous Meeting Minutes, President’s Report, Finance Report, etc.) are to be limited to 5 minutes duration each. In some instances, longer times may be allowed by the Chair (i.e. critical finance issues, complex building issues, etc.).

3. Board Action Items are to be introduced by Board Members with a 5-minute maximum time for explanation to fellow Board Members. In some instances, longer times may be allowed by the Chair (i.e. critical finance issues, complex building issues, etc.). Board Member discussion

will be allowed for another 5 minutes. General Audience commentary will be allowed for another 6 minutes maximum. At that point, a Motion may be made by a Board member, seconded by a Board Member and voted on by Board Members. Votes shall be polled by the Secretary.

One clarifying statement/question may be made by a BOD member following each audience member commentary (at the Chair’s discretion) for a maximum of 3 minutes per Board Member.

4. Good & Welfare discussion will be limited to 15 minutes total, unless otherwise extended by the Chair.

** During the Covid-19 Emergency Period and while board meetings are being conducted via teleconference, residents must be recognized before speaking. **



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BILTMORE II REAL ESTATE REPORT

In 2019, 8 condo units sold for a total sales value of \$3,875,700. These units are 510, 802, 811, 903, 1105, 1110, 1118 and PH103. These units have a total area of 11,275 square feet of space, and so the average price per square foot for 2019 is \$344.

For the first half of 2020, there have been 6 closed sales (220, 303, 306, 315, 418 and 1018) with one sale pending closure (410). These 7 transactions have a total sales value of \$2,690,500 and a total area of 9,702 square feet. This results in an average sale value per square foot of \$277 – a 19% reduction from 2019.

Unit values are affected by many factors, such as condition at time of sale, height (floor) in the building, mortgage rates, etc. Regarding floor height, in 2019 all but one sale involved units on the 8th floor or higher, with 50% of units sold on the 11th or PH floors. In 2020, 6 of 7 sales involved floors 2-4. Only one sale (11th floor) occurred above the 4th floor.

As of July 1, 2020, 9 units are For Sale (404, 413, 416, 604, 618, 811, 813, 1203 and 1210).

ERRATA

June newsletter, page 2 (second page of the Manager's column) should have read: "Fees **MUST** be received in advance before the storm. Employees will not be able to come to your unit if you request their services at the last minute. It is your responsibility as a **Resident** to make sure your property is secured. We want to make sure it is well understood that this goes for all residents: whether they are owners or tenants.



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SOCIAL CLUB ACTIVITIES

The Social Club remains inactive due to the COVID19 pandemic. No activities are planned for the near future. The Social Club hopes all our Residents stay safe and healthy.



Newsletter Continues In Digital Format

Coastal Group Publications, our newsletter supplier, continues to provide our newsletters in digital format only. They will be providing a limited number of printed copies, in black and white, which will be placed in the lobby and mailroom. We will continue to distribute the newsletter via email blast and post it on our website.



Don't forget to fill out your Census forms ~ deadline is now August 15, 2020

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