

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 11 Issue 9

June 2019

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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Manager .. manager@biltmore2.com
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Concierge.. Concierge@biltmore2.com
Maintenance.....
Maintenance@biltmore2.com

OFFICE HOURS

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



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MANAGER'S CORNER

STORM SHUTTERS

MTC American Shutters has completed the inspection of all storm shutters throughout the property. Many of the units' shutters were found to be broken or inoperable. Those owners, by now, have received estimates for the repair of their shutters. As stated in the Biltmore II Declaration of Condominium, it is the responsibility of each unit owner to have these repairs performed. Unit owners are not required to use MTC American Shutters to make these repairs, and you may instead elect to have some other licensed and insured shutter contractor perform the repairs. However, please bear in mind that the price for use of the swing stage was negotiated in a bulk amount, since many of the windows are inaccessible and a swing stage is required to access window shutters from the outside. If you elect to hire a different contractor, you will incur the additional cost of the swing stage device to hang off the side of your windows.

REPAIR OF STORM SHUTTERS IS CRITICAL FOR SAFETY AND DAMAGE PROTECTION FROM TROPICAL STORMS, BOTH FOR INDIVIDUAL UNITS AND THE REST OF THE PROPERTY. All unit owners should complete installation and or repairs no later than **June 30, 2019**. Delays and procrastination in making these repairs should be avoided and will likely result in consistent calling by the Management Office. Owners' failure to make the necessary repairs will result in legal ramifications.

To schedule your repairs and or questions relating to the quote you were provided, please contact MTC American Shutters at **786-508-8858** or mtcamericashutters@gmail.com.

HAPPY FATHER'S DAY

NEW SUMP PUMPS ARE ON THE JOB!

Recently, the old, original (40+ year-old) garage sump pumps were replaced with new, sewage submersible rated, shredder pumps manufactured by the Gordon-Rupp Company headquartered in Mansfield, Ohio. The new pumps have an enhanced spiral shredder and a carbide-tipped impeller that can cut through stringy, fibrous and sludge-type waste. Water and debris from the garage floor drains into pipes below the floor and empty into the sump pits. Until now, this gooey waste material would clog the strainers at the bottom of the sump pits causing the old above-ground pumps to stop running until the strainers were cleaned.

Ask any of our maintenance staff what the worst job at Biltmore II was, and it's likely that they would describe having to dig out the smelly and messy material from the old pump strainers and then re-prime the pumps with water so the suction would start again. This should rarely happen now as the strainers are gone and the new pumps can shred even solid waste up to 2 inches thick.

Another benefit is the clean new appearance around the sump pit area since the old pumps, which were mounted on metal stanchions above and to the side of the sump pits, have been removed and the new ones are below ground in the sump pits. The only visible evidence is the electrical control panel on the wall near-by. The 8-submersible pumps are on 24/7 duty. One pair gathers water runoff near the east garage entrance, two pairs serve the west end of the garage to the left and right of the exit, and the final pair protects the important pump room, where the domestic water and emergency fire sprinkler pumps are located. This pair handles garage floor runoff plus the water drains from lobby planters and water fountains. Installation timing was perfect – just before the start of the storm season!



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BILTMORE WAY STREETScape PROJECT

In March 2019 the Association was advised that the City of Coral Gables, under the auspices of the Public Works Department, would develop plans to upgrade the Biltmore Way corridor extending 4-blocks from Anderson Road to Lejeune Road. The City indicated that it wanted **“to make Biltmore Way a great street!”** Residents and others were invited to the first of possibly three Community Meetings to learn about the project and to provide input to City planners and elected officials. The project was defined as **“transforming the corridor from a road devoid of landscape and prioritizing the movement of vehicles through our City, to a beautiful, lush place where people enjoy walking and biking safely while also maintaining the ability to move people and goods by automobile.”**

At least 16 Biltmore II residents (the most of any group attending) participated in the April 24, 2019 Community Meeting. After the City presented background information about the project, known as **BILTMORE WAY STREETScape**, attendees were split into work groups to identify priorities for the project. All groups presented their highest priorities to City staff and officials. Most groups agreed on the top priorities, as follows: 1) slow down vehicle traffic, 2) make street crossing safe, 3) add shade trees to make walking tolerable during daytime, 4) use plants to beautify the entire corridor, and 5) be cautious about removing parking spaces.

The City has funds to complete three design plans with the assistance of an engineering design firm – WSP Consulting Services. By Fall 2019, it is expected that alternative design plans will be available for public comment. For that purpose, a second Community Meeting will be held – probably in October/November 2019. Then a final design will be selected. Funding exists to complete the design process and to start construction. Additional funding is being sought to complete the project.

The project will be administered in two phases. Phase 1 involves the Residential section of Biltmore Way (Anderson

Road to the Segovia Circle). It is estimated to take 9-12 months to complete once a design plan has been agreed upon and funding acquired. A construction start date is not yet determined. Phase 2 involves the Commercial section (Segovia to Lejeune). This part of the corridor involves other planning authorities as it impacts Lejeune Road, which is a County and State roadway. As a result, there are longer planning and approval processes.

The City’s project manager is available to receive your input. He can be reached as follows:

Mr. Mark R. Brown, AICP, PTP
Senior Multi-Modal Engineer
City of Coral Gables Public Works Department
Sustainable Public Infrastructure Division
2800 SW 72nd Ave., Miami, FL 33155
Ofc – 305 460-5049; Cell – 786 494-8135
mbrown@coralgables.com

The Association has not determined whether it will take an official position with City staff and elected officials. President Jose Fuster appointed Robert (Bob) Petzinger as the Association’s Ad hoc representative to the Biltmore Way Streetscape project. Residents are encouraged to stay in touch with this project as it has the potential to improve our quality of life and unit values.

Robert Petzinger

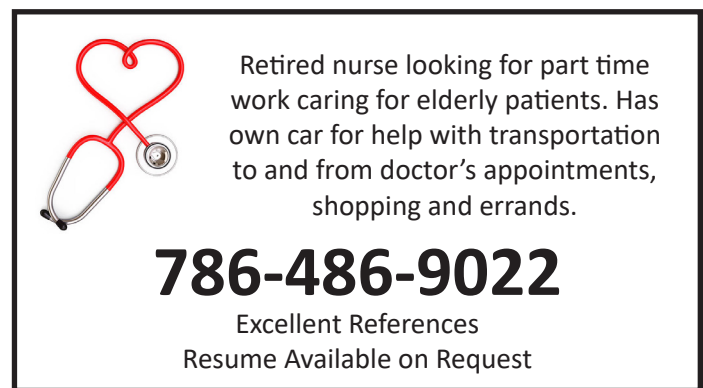
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FINDING YOUR CREATIVE INTUITION

By June Frost

This lovely penthouse has a landscape view of the green tops of trees and the iconic Biltmore Hotel from the balcony. Inside it is decorated with an impressive collection of antiques and sculptures. In the bedroom there is a life-size metal reproduction of a knight in shining armor complete with sword. On the walls there are imposing paintings by the owner, artist Hollye Davidson.

When Hollye’s father and our former neighbor, Stanley Davidson, passed away several years ago, she moved from the Grove into his penthouse in Biltmore II. Nearby in a Gables residential area she has another lovely home where her studio is located.

Hollye’s paintings tend to be large pieces. “Fleurs de Pamela,” a 96” x 72” painting covers most of the dining room wall. She enjoys working on a large canvas, because she says, “I like the freedom of movement and the feeling I can dance all over the canvas with brush in hand.” The subjects in her artwork reflect this movement.

The painting is striking because of its strong colors. Hollye likes strong contrasts in colors. “A lot of times people look at color in terms of lights and darks. I am a colorist, and we use colors in a certain way. I look in terms of warm and cool and balance colors accordingly. I see form by color.”

People and horses are her favorite models. She adds, “I love the people I paint. It’s so easy to fall in love with people. I never draw alone. I draw with the person who sits with me. Basically, people have veils, so I try to open the veil to let me see who they are—they invite me in, and I capture their spirit. That’s what makes art sing.”

In addition to oils, Hollye uses charcoal and ink in her artwork. Sometimes the horse is the sole subject of her drawing. Other times a horse figures in the background composition of the painting. “I have to go study horses, sketch and take a photograph of them,” she says, “I like to look at people and animals. There is beauty in everything, and I try to find that beauty.”

On being creative, she says, “I think

everyone is creative. I just happen to create art. We all chose where we want to focus our creativity. In art you use your visual tools, concentration, and you have to be able to free yourself to allow your interpretive creativity to come forth.”

Hollye has been painting since she was five years old. In school she started out being a writer but found she could express herself more through visual things. At the University of Miami, she majored in literature and art. Her professor of art was Eugene Massin, a renown painter, humanist and educator who influenced many of his students to become gifted artists. In her junior year she joined his studio as an assistant and also took lessons in drawing from Julia Busch who worked with Massin. She stayed for ten years. “They were like my parents,” says Hollye.

At some point in her life, Hollye also became a business developer. Hard to believe, but says Hollye, “Everything can be creative, including being a business woman.” She was the CEO of a big electronic solutions company in Doral. “It’s how you approach things. You find a way to solve a problem the same as in art.”

After twenty years she gave up business and went back to painting. Today she is dedicated to being a full-time artist and spends her days in her studio creating art. She is a productive artist, exhibits her work, sells her paintings, takes on commissions and does portraits. Her first solo

Continued on page 5



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Creative Intuition (cont. from page 4)

show was at a gallery in the Grove. One of the paintings in the show, a 96” x 48” charcoal and oil, *Blue Horse*, hangs in her penthouse hallway. Once, she exhibited 60 drawings and paintings in Berlin, Germany, which she says was quite an undertaking.

Her biggest fan and helpmate is her husband. Hollye has been married for twenty-six years to Gary Winer, a patent attorney who specializes in intellectual property. He, too, has an office in the Gables’ studio house. Together, they make up quite a team.



Hollye and poodle Tristan with *Blue Horse*



Boy with Golden Horse on top of stairs in studio house



Hollye and husband Gary in the studio house



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SOCIAL CLUB ACTIVITIES

UPCOMING EVENTS:

Thursday, July 4th – 1:00 – 3:00 pm. FOURTH OF JULY BBQ catered by Shorty’s. Tickets must be purchased in advance (Residents \$5, adult guests \$15, children guests \$10) - Ticket sale schedule is posted in the lobby.

Wednesday, July 10th – Movie night at 7:00 pm. “Murder on the Orient Express” (1974). Having concluded a case, detective Hercule Poirot (Albert Finney) settles into what he expects will be a relaxing journey home aboard the Orient Express. But when an unpopular billionaire is murdered en route, Poirot takes up the case, and everyone on board the famous train is a suspect. Using an avalanche blocking the tracks to his advantage, Poirot gradually realizes that many of the passengers have revenge as a motive, and he begins to home in on the culprit. Also starring Ingrid Bergman, Lauren Bacall, Sean Connery and Jacqueline Bisset.

AROUND TOWN

The Coral Carpet: As part of the Art in Public Places program, the City is accepting the donation from MG Developer of the artwork “Coral Carpet” by R & R Studios to complement the existing A Midsummer Night’s Dream giant sofa at Balboa Plaza, located at 2414 DeSoto Boulevard. The social sculptures bring a slice of domesticity into the public realm, bringing the home-sweet-home living into the outdoors for all Coral Gables residents to enjoy. The 26.5 ft. by 13.5 ft. carpet and the 30 ft. long sofa perform as an extension of home, where neighbors and friends can congregate and enjoy a pleasant moment of conversation at this Coral Gables park. The carpet’s pattern introduces a flower motive while the colors complement the color of the stone in the sofa and the presence of various greens in the plaza. The Coral Carpet is built in unpolished terrazzo inlaid in pre-casted terrazzo elements. Together with the immense sofa, along with a sheltering banyan tree as a background, offer a fantastic vignette of everyday living in Coral Gables.



June 16th – Fire & Ice – The kids are out of school and it’s time to get them moving. Enjoy this kid-friendly ride that includes a tour of a city fire station and a taste of some of the best ice cream the Gables has to offer. Learn all the aspects of life at the firehouse, including an equipment demonstration and display of the trucks. Kid friendly ride.

July 21st – Montgomery botanical garden – It’s a hot summer and it calls for a relaxing ride through a lush garden of palms and cycads, many brought as seeds from around the world. Learn about the geology of South Florida in this eye-opening bike tour through the path at this world-famous botanical garden. Tour starts and ends at Montgomery Botanical at 11901 Old Cutler Road. (Kid-friendly)

August 18th - Women on the Verge...of greatness – Though George Merrick founded the Gables, many women, including his mother Althea, also had a great impact on how the city would form and thrive. Visit the homes of some of the Gables’ most renowned women and learn about the impressive accomplishments – both locally and nationally – that endear them to our city.



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