

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



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BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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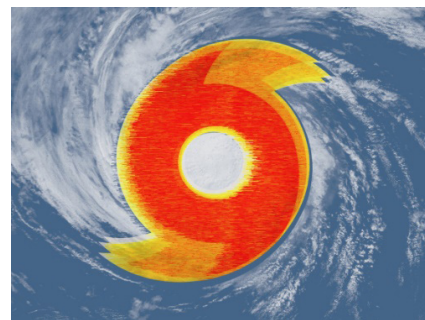


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MANAGER'S CORNER

Are you ready for Hurricane Season?

- ✓ Don't wait until the last minute to stock up on items for your emergency supply list including non-perishable food, bottled water, first-aid kit, medicines, flashlights and extra batteries, portable battery-operated radio, baby food and diapers and enough supplies to last for at least three (3) days. Before the storm, fill up your vehicle's gas tank to avoid long lines.



- ✓ Anticipate the loss of power. Please keep in mind that if we lose power for a long period of time, the elevators will only function for several days on our emergency generator. Your in-unit air conditioners will not work.
- ✓ DO NOT INVITE FRIENDS AND FAMILY TO STAY HERE. Biltmore II is not a shelter.
- ✓ Sign up in advance to receive the City's free emergency notifications, including e-News (www.coralgables.com) Facebook ([facebook.com/cityofcoralgables](https://www.facebook.com/cityofcoralgables)), twitter (@citycoralgables)
- ✓ If you need evacuation assistance and sheltering or would like to receive a wellness call after a disaster, you must register in advance to Miami-Dade County's Emergency & Evacuation Assistance Program (EEAP) by calling 311.
- ✓ When a Hurricane Warning is issued:
 - Remove all items off the balcony and secure your hurricane shutters
 - If you need assistance to remove objects from your balcony and close your hurricane shutters you must contact the management office in advance of the storm.

FEES:

Closing or Re-opening of shutters	\$ 50.00 per occurrence
Removal or replacement of items on balcony	\$ 50.00 per occurrence

Continued on page 2

Manager (cont. from page 1)

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 homeowner to make sure your property is secured. The Association is responsible to secure all common areas.

- ✓ If you or a family member have a special needs, please register with the Management office. If oxygen is required, check with your supplier about emergency plans. If a physician has determined that you or your family member needs to be cared for in a skilled nursery facility, make arrangements ahead of time.
- ✓ If there is a power failure, be sure to disconnect your appliances. This will protect them when the power comes back. Turn your refrigerator to the coldest setting to preserve foods.

Vivian Medina,
Property Manager

Basement Water Intrusion – Wet Season

During the annual wet season (typically **May 15 - Oct. 15**), South Florida typically receives about 36 inches or about 70 percent of its average annual amount of rainfall, according to the National Weather Service.

During the rainy season, water enters the basement garage from above via rainstorms as it does during the dry season, but most of the water comes from the saturated ground below. In the wet months, so much rain occurs that it exceeds the ability of the limestone rock to process it through its porous structure. As a result, the water table rises and surrounds the walls of the garage on all sides. Water that saturates the soil and rock around our foundation is under pressure and seeks the path of least resistance as it tries to move outward and down with gravitational pull.

Biltmore II’s waterproof seal on the outer foundation walls is probably beyond its expected useful life. In some areas, water has found a way through the waterproof seal and enters small fissures in the garage wall and basement floor structure. Fissures develop over decades at the base of building support columns and where outer garage walls meet the floor. This does not mean that there are structural integrity problems. However, incoming water creates a messy and undesirable situation. Small waterspouts come from the fissures and last until the water table falls below the elevation of the fissure. This could last a week if no more rain occurs but longer if rain continues.

Exposing and re-waterproofing the foundation of Biltmore II is not structurally necessary and it is very expensive, so the Association’s focus for the indefinite future is to efficiently remove water entering the basement garage – see article titled “BASEMENT WATER REMOVAL”.

Robert Petzinger



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Basement Water Removal

It is prohibitively expensive to re-waterproof the below ground foundation of Biltmore II, so the Association has chosen to replace leaking expansion joints and efficiently remove water that enters the basement garage. New sump pumps were installed in 2019 and are working effectively. Also, drainpipes in the garage floor were cleared so water flows unblocked to the sump pits. Water pumped out of the garage enters sediment tanks located below ground outside of the garage. They were cleaned earlier this year. Filtered water from these tanks is injected into four deep wells, which were cleaned recently. The wells direct the water deep into the porous limestone so it can slowly seep through the rock on its way to the freshwater aquifer below. The sump pumps can be powered by the new emergency generator so we are assured that public utility power outages will not prevent efficient water removal from the basement.

Not all parts of the garage floor slope to a drain, so water puddles until it evaporates. When the water table falls low enough to stop ground level water intrusion, staff will sweep as much puddled water as possible to the nearest drain to speed up the drying process. Puddled water is not pleasant, but walking through shallow standing water is not hazardous to human health. **PLEASE BE CAREFUL, WALK SLOWLY!**

It may be a limited consolation to know that our neighbors – the David Williams in the 700 block and 625 Biltmore Way across the street – have flooded basements. Temporary pumps are trying to empty their garages. Cars were removed and many of them parked on Biltmore Way. The basement flooding in these properties is a yearly occurrence. We efficiently remove water and do not experience flooding.

Robert Petzinger

Seasonal “Water Table” Impact on Biltmore II

The water table is an underground boundary between the surface and the area where groundwater saturates spaces between sediments and cracks in rock. In the saturated zone, groundwater fills spaces between sediments and within porous rock. The water table in a specific location (e.g. at Biltmore II) is determined by measuring how many feet below ground is the saturated zone. This demarcation point (the “water table”) rises, and falls, based on rain amounts. During the dry season, the water table is below the basement garage floor. During the wet season, it often rises above the level of the garage floor and surrounds the foundation of Biltmore II with water seeking entry to our basement until the water table eventually drops below our structure’s foundation.

Some people believe there is a river of water running beneath Biltmore II and this area of Coral Gables, but that is not true. After heavy rainfall, such as the 13 inches of rain that fell between May 23-25, the water table rose significantly and could be found just below ground level as the ground was fully saturated. This was evident at the nearby Granada golf course that suddenly looked like a lake – for about a week it was referred to as Granada Lake – see picture below. Within 7 days, the water receded as no more rain occurred and the water table receded below ground.

Robert Petzinger



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A MIDWESTERNER IN MIAMI

By June Frost

If you go to Wednesday night movies at Biltmore II you know who Christine Delgado is, because she arranges all the showings, the sodas and the popcorn. She likes her volunteer duties as a member of the Social Club and has involved her son Joshua who distributes the Club's flyers under our doors. She says, "I wanted to be part of the building. I didn't want to just live in my unit and not meet anybody."

Christine is a Midwesterner from a suburb north of Madison, Wisconsin, which is considered a rural state. Nothing could be more different from Miami. She admits to having culture shock when she first came to study at the University of Miami (UM). "I was overwhelmed by so many people here who speak another language. I still feel like a foreigner in Miami." She was amazed at the density of population. Then she adds, "Coral Gables is the place for a Midwesterner to live in Miami, because it feels like a small city."

"I wanted to be a marine biologist. That was the logic for coming to Miami. I was interested in marine mammal," she says. But eventually she switched to a double major and combined psychology and biology with a focus on animal behavior. "I took psychology classes, and I ended up in child development." In 1999 she got her PhD in Developmental Psychology.

Today Christine is a single mom and for the past 20 years has been a member of the Psychology Department at UM. Her job at UM is a mix of teaching and research with a focus on children with disabilities. At this moment she is teaching her courses virtually with a new program built into the course management system. "It was difficult and stressful to transition to a new class format so quickly, but students remained engaged, and we were able to complete the semester in a meaningful albeit very different way."



Christine teaching her Science & Pseudoscience class at UM

Christine is a swimmer. In normal times she swims 60 laps in about 40 minutes. "It is fantastic stress relief—I need it right now." She claims that the best feature of Biltmore II is its large swimming pool.

Joshua's dad, Rafael Delgado, is a frequent visitor at Biltmore II and often joins Christine and her boyfriend, John Laurence, for social functions during the year together with Joshua's grandmother, Lucía Delgado, who also has a unit here.

Joshua is 17 and has attended Gulliver for 12 years since kindergarten. Next year he will be a senior. At Gulliver there are a lot of opportunities in engineering and computer science, and those are his favorite subjects. One project he worked on last year, the Congressional App Challenge, won him special recognition from U.S. Representative Ileana Ros-Lehtinen. The app AED (automated external defibrillator) Locator uses a person's geolocation to find the nearest AED in more than 10,000 locations in Miami-Dade County.



Joshua on trip to Australia with his Dad

Joshua is a well-travelled kid. So far he has been to four continents--North America, South America, Europe and Australia. Alas, his trip to Italy with his father this month was cancelled because of the virus. Travel widens horizons, and Joshua has many interesting observations about the countries he has visited. He says, "It opens up your eyes to see how different people live all over the world, and you see different types of problems you would never experience in the United States. Obviously you realize how small our poverty is in comparison to other countries. The people don't have control over their poverty."

Continued on page 5

Midwesterner (cont. from page 4)

Community volunteer? Joshua belongs to a club at Gulliver, Breakthrough Miami, that does outreach children volunteer work. He goes to a migrant center down in Homestead to teach them computer science and basic coding exercises.

Sports? Joshua modestly admits, "I am pretty good at tennis." When further probed he adds, "I used to do a lot of United States Tennis Association (USTA) tournaments locally. I'm definitely going to play for the rest of my life. But I want to maintain the fun of the sport and not be involved in the pressure when you play at high levels of competition."

Says Christine, "I didn't even get on an airplane until I was 18. Growing up in rural Wisconsin people didn't travel like that. I'm glad Joshua grew up in a multicultural area—it's given him exposure to the world. Locally, he has friends from the whole world—a very international crowd."

BTW Christine is open to movie recommendations from the residents. She says they pick the greatest movies!



Joshua being recognized by U.S. Representative Ileana Ros-Lehtinen for participation

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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

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

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