

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 13 Issue 2

November 2020

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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OFFICE HOURS

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



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MANAGER'S CORNER

STORAGE ROOM CLUTTER

Dear Residents, it has come to Management's attention that the common area storage rooms are once again becoming overcrowded with large furniture to the point where some individuals are unable to get to their stored items. Your stored items should be stored within the designated spaces which are clearly marked, as well as the height restrictions imposed by State and County Fire Codes. Our Rules and Regulations for the common area storage rooms are as follows:



14.6 Nothing of a volatile, flammable, or odorous nature shall be allowed in storage areas, or anything that poses a health or safety hazard of any kind. No perishable food or other items that might attract insects or rodents may be stored in any storage area. Other items which are not permitted in storage rooms: oil-based paints, mineral spirits, mattresses, kitchen appliances, bicycles, tires, unwrapped glass objects. All property in the common storage rooms must be boxed and marked with name and unit number. Any item too large to be boxed must also be clearly marked with name and corresponding Unit number.

14.7 Property stored in the common storage rooms is stored at the owner's risk. The Association has no liability or responsibility for damage or loss of property stored in the common storage rooms, storage bins or bicycle storage areas due to theft, damage or fire, nor will it be held responsible for discarding unmarked items or items not allowed in storage rooms. The Association will discard unauthorized, unmarked or flammable or toxic items from any storage.

We ask that you please declutter and remove stored items.

First, get into the right mindset for decluttering your stored items. Chances are that you're looking at a job that could take multiple hours and that may require multiple trips over more than one day. Decide on the following:

Continued on page 2

Manager (cont. from page 1)

Do you call a donation company to pick up the items?
Do you want to hire a junk removal company?

- If items are boxed, go through the items and decide what needs to go, chances are if you've had them in storage for more than 1 year, you need to move it along. Remind yourself that just because an item is useful, if it is not being used then it isn't useful to you. Someone else may have use for it. Donate, give away or sell!
- Have boxes and trash bags ready. Label boxes as 'keep,' 'donate,' and 'sell.' (If you have family or friends who will be the recipients of specific items, you can set up boxes with their names.) Use the trash bags for items that cannot be salvaged. As you open the boxes that have been storing items, sort items into the boxes labeled with the items' destinations.

We are requesting that you please start the process of removing items. We appreciate your cooperation with this important issue. **OUT WITH THE OLD, IN WITH THE NEW!**

Thank you,
Management

Treasurer's Report - September

Collections: We have no late maintenance payments over 30 days.

Income/Expense: The month of September shows a budget surplus of \$ 35,078.34 and a year-to-date surplus of \$31,076.61. The most significant items affecting the financials were the following:

- A water bill credit of \$3,603.42 that contributed \$16,857.42 to our monthly surplus.
- Cost controls in Maintenance Supplies and Miscellaneous Repair & Maintenance expenses.
- No charges in Building Consulting Services and reduced Legal expenses.
- Finally, on the income side, we are benefiting from above budget income for Parking Fees, Elevator Move In/Out, and Miscellaneous Income.

Funding

The funds available in our operating accounts are \$396,415.61 at the end of September.

As for Reserves, we have \$ 2,841,577.52 of funds available at the end of September which seems appropriate to cover the expected projects in 2020.

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OFFICE MANAGEMENT



Vivian Medina –
Property Manager



Barbaro Vasquez



Luis Ernesto Palma



Ovadis Cruz



Elisa Burnbaum –
Admin. Assistant



Hugo Krause



Arsenio Padron



Richard Ramos



Reinaldo Llamas

MAINTENANCE STAFF



Jose Marban – Supervisor



Jean Duvert



Eduardo Sanchez Mustelier,
Supervisor



Juan Farray



Rene De La Vega



Jose Ardila



Peter Palacios



Wilfredo "Willy" Arenas



Yanisbel Gomez

FIRE SAFETY – SMOKE ALARMS

According to the National Fire Prevention Association (NFPA), smoke alarms should be placed in every bedroom (just inside the entrance door), outside sleeping areas such as in a hallway, and on every level, such as the 2nd story in four Biltmore II Penthouse units. These essential life safety devices detect smoke from materials that are smoldering and about to burst into flame or that are already burning with an open flame. Once smoke is detected, the device sets off a loud alarm to alert anyone in the unit to the danger so they can take action to put out the fire, or exit the unit and notify staff or set off the building's fire alarm to alert the Coral Gables Fire Dept.

Selecting the best device is important.

Here are some facts:

- **HARD-WIRED vs. BATTERY-ONLY** - Smoke Alarms can be hardwired to the unit's electrical system or just attached to the ceiling and powered by a battery. The advantage of hard-wired smoke alarms is that they continue to have power even if the backup battery is dead. Smoke alarms powered only by batteries are constantly drawing down the battery's power supply, so they require monthly checking to be sure the battery is still effective. The NFPA reports that 24% of smoke alarm failures during 2009-2013 were due to dead batteries. Most people are not sufficiently diligent to check batteries every month and to replace batteries as needed.
- **2 TYPES OF SMOKE ALARMS - IONIZATION vs. PHOTOELECTRIC** – Ionization alarms utilize a small amount of radioactive material

to detect ions (electrically charged particles) in the smoke. They are the best alarm to detect flames. Photoelectric alarms (using light beams to detect smoke) are better at detecting smoldering events before anything bursts into flames. Both types eventually can detect any fire. Since no one knows what type of fire may occur, the best way to ensure fast smoke detection is either to have one device of each type in each location within the unit, or to replace the existing ionization or photoelectric alarms with Dual Alarm devices that contain both capabilities.

- **CARBON MONOXIDE DETECTORS** – This is a deadly odorless gas that is a silent killer and if your home contained an attached garage or was heated by a furnace burning a combustible fuel (oil, gas), then this type of warning device is essential. However, Biltmore II does not require these devices. Our garage is a substantial distance away from our residential units and it is exhausted 24/7 by huge fans serving each quadrant of the garage. Also, our building and all units are not heated by any combustible fuel source, but only by FPL electricity that feeds are A/C rooftop units, some of which have heating capability. So no carbon monoxide is created.

RECOMMENDATIONS

- If you are remodeling, obtain a City permit and a licensed electrician to install hard-wire connections from your electrical panel to each smoke alarm location and hard-wire all alarm locations to each other. This will enable one alarm that detects smoke to sound the alarm in each device throughout the unit.
- Spend the money to install Dual

Sensor alarm devices that detect both by ionization and photoelectric detection technologies. There are 2 major manufacturers – KIDDE and FIRST ALERT. Make sure the device you select is certified by Underwriters Laboratory (UL).

- Smoke alarms retain their detection capability for just 10-years – even if they are just sitting in a warehouse. When you buy a device, make sure its age is close to your date of purchase. The NFPA recommends replacing them before they reach 10-years of age from the date of manufacture. The back side of the device should display a Date of Manufacture label. If it does not, it is old and should be replaced ASAP. To simplify monitoring and maintenance, it is recommended that all smoke alarms be replaced at the same time and that all be manufactured by the same company, especially if they are interconnected.
- Select a device that provides battery access without having to remove the device from the ceiling/wall.
- Test monthly to ensure the device has power.
- Once each year conduct a sensitivity test to be sure the device not only has power, but also detects smoke. Read the manufacturer's instructions on how to conduct such a test.

REFERENCES

<https://www.nfpa.org/~media/files/public-education/resources/safety-tip-sheets/smokealarms.pdf>
https://www.usfa.fema.gov/about/smoke_alarms_position.html
<https://ultimatesecurehome.com/best-hard-wired-smoke-detectors/>
<https://www.businessinsider.com/best-smoke-detector>

Robert Petzinger

Zoning Code Update Could Make Miracle Mile Taller

Since 1922, Miracle Mile has been the main-street of Coral Gables. Like all other main streets in America, on-street parking is limited, and buildings are low-rise mixed use. Such examples can be seen in Palm Beach’s Worth Avenue, Scottsdale’s Main Street Old Town even Los Angeles’ Rodeo Drive. In the 1940’s Miracle Mile saw a redevelopment boom of what is currently still standing today, simplistic one-story designs relying on on-street and municipal garage parking for their patrons. The new proposed zoning code is several hundred pages, complex in language and terminology. Most of the changes are harmless and provide necessary corrections to things that were ambiguous and obsolete. Yet words matter and what appears to be a simple change to parking requirements on Miracle Mile could result in higher buildings on the city’s main-street.

- **Current Zoning Code:** Max 6 stories, 70-foot-high buildings with on-site parking requirements.
- **Proposed Update:** Max 6 stories, 70-foot-high buildings without on-site parking requirements, allowing for remote parking.

Last year a developer announced they wanted to bring a boutique hotel to Miracle Mile without any onsite parking. After a transfer of development rights, the hotel was slated to be 7 stories, with over 28,000 square feet of food and retail space and patrons would rely on the overloaded valet system and remote parking it would lease from existing garages within 1,000 feet. This change in code is exactly what they are waiting for to break ground. City Hall Insiders tell Gables Insider that the former Navarro Pharmacy is also looking to re-develop and increase its height and density.

The reason that you do not see higher buildings on Miracle Mile today is because of parking requirements, essentially one-story buildings do not require on-site parking. Hillstone’s Restaurant is an example of a newer construction without on-site parking. If the proposed update is adopted as presented, you could see a Hillstone’s with five additional floors on top and parking someplace else.

This article is comprised of excerpts reprinted from October 21, 2020 GABLES *Inside.com*). To read the original article, go to: <https://gablesinsider.com/zoning-code-update-could-make-miracle-mile-taller/>

Robert Petzinger

Miami-Dade Annual Water Cleaning Treatment - from the Miami Herald

Miami-Dade residents might have caught a whiff of chlorine in their tap water since Sunday, November 8th, when the county’s Water and Sewer Department began its annual deep cleaning process in thousands of miles of pipes. From Nov. 8-21, the department will use free chlorine instead of the standard combined chlorine, known as chloramine, for the intensive cleaning treatment.

“We do this every year to make sure our pipes are super clean, so we use a different type of chlorine for two weeks,” said Jennifer Messemer-Skold, spokeswoman for the water and sewer department. “We just want to stress that there are no health risks or adverse effects from this process, and let people know that the water will be safe to drink, even if it has a stronger smell.”

During that time, the department’s 2.3 million clients may also notice a strange taste in the water. It won’t make anyone sick, and it’s only temporary, Messemer-Skold said. Free chlorine is a stronger disinfectant and bleaching agent than the chloramine used 50 weeks of the year — that’s why users will probably notice the difference.

Though the water will be safe to drink, dialysis patients, owners of tropical fish and restaurants and stores with fish tanks are advised to seek professional guidance on using the water with free chlorine during that time, she said.

WASD crews will be flushing water lines throughout the county during these two weeks, which may result in intermittent periods of lower water pressure. Instances of cloudy water are also possible, so users should let the water run for a few minutes until it runs clear.

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NEW RESIDENTS

Carlos and Liliana Allen
Sylvia Gil
Jose Luis and Mary Figueroa

MIA VASSILEV – Velvet Night Notes – November 17th, 2020

Please follow this link for more information: https://metropolitanzoom.ticketleap.com/mia-vassilev-111820/?fbclid=IwAR3T_A4a7vxbVE6nEcRF-BahmKCNTToizNIN8c65mQMnGOnp7mAPgMC3PbX4

CIRQUE DE SOLEIL

Due to the pandemic, Cirque Du Soleil filed for bankruptcy protection in June 2020. The Bellagio Hotel & Casino in Las Vegas has decided to upload one of their best: Cirque du Soleil “O” on their website and let us watch it for free. Tickets for this show were between \$150 and \$460. This show is one hour and 30 minutes long. Watch with the below link. Enjoy!

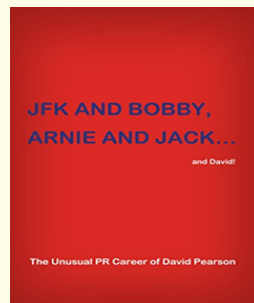
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