

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 11 Issue 5

February 2019

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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OUR STAFF

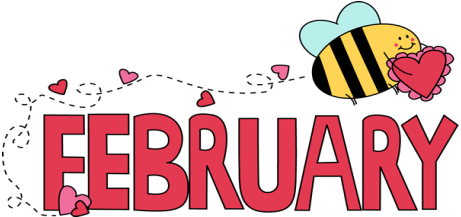
- Manager** Vivian Medina
- Admin. Asst.**
- Front Desk Sup.** Jose Marban
- Maintenance Sup** ... Eduardo Sanchez

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.



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MANAGER'S CORNER

Recycling Update

Thank you for everyone's feed back on the recycling relocation. We've received Thank you's and No Thank you's. Thank you's are for how clean and debris-free your hallway trash rooms have become. No Thank You's are for those who are not happy with having to travel to the basement with their recyclables. We would like to please everyone and this solution maybe one of many, so let's give it a chance. We have added an additional recycling pickup with Waste Management, which should alleviate the enormous amount of recycling accumulation.



- **PLEASE**, break down your boxes, which will make room for others to also use the bin.
- **DO NOT** throw regular garbage into the recycling bins.
- **RINSE** your bottles, cans and juice/milk cartons

Common Area Storage Rooms

Please be advised that in March we will begin to thoroughly inspect ALL Common Area storage rooms. If you have furniture and belongings that have been in storage for many years, or are storing items on more than one floor, it's time to consolidate everything on the floor you live on and discard unwanted items. If you have a large quantity of stored items, you may have to move some of them to a storage facility outside of the building. You will be provided with written notices and will have ample time to move your belongings. Please take action now and make the appropriate arrangements if you yourself cannot move your items. Do not wait until the last minute. Please make yourself familiar with what is allowed and not allowed to be stored. (Read about this in your Rules & Regulations booklet). Flammables and construction materials are not be allowed. Remember every item must be visibly marked with your name and unit number. We ask for your full cooperation with this very important matter.

ANNUAL AUDIBLE FIRE ALARM TESTING

Week of February 18, 2019 - MANDATORY AUDIBLE FIRE ALARM TESTING. We will need access to all units. Please mark your calendars.

Proposed Modifications to Condominium Documents Annual Meeting on February 25, 2019

By: Terence McKinley

For the upcoming February 25th Annual Membership Meeting, Biltmore II Unit Owners are being asked to vote on two proposed amendments to our Declaration of Condominium. The votes can be made either in person or by proxy in accordance with forms and procedures contained in the general Second Notice mail-out which you should have all received in the mail.

The first proposed amendment is a change in the language of Article XXVI(D) relating to FLOOR COVERINGS. The proposed changes are intended to accomplish two objectives.

1. The first objective is to add language pertaining to balcony flooring – requiring waterproofing materials to be provided under new flooring and requiring slanting the floor surface to drain away from the building. These new provisions will help the Association avoid future deterioration of post-tensioned cable anchors in balcony slabs that were a source of many expensive repairs incurred during the 40-year structural recertification process.
2. The second objective is to re-compose the existing language regarding in-unit flooring to (a) allow for the addition of balcony flooring requirements, (b) get rid of redundant language, and (c) create improved continuity and clarity of the original requirements. There are no material changes to soundproofing requirements or specifications or to approval and inspection requirements.

The Board of Directors supports and encourages approval of this amendment to FLOOR COVERINGS.

The second proposed amendment is a change in the language of Article XXVI(H) relating to HURRICANE PROTECTION. The proposed changes are to add code-approved impact glass assemblies for exterior doors and windows as approved devices for providing required windstorm protection for our building. For those unit owners electing to install impact glass assemblies for their unit at their expense, the revised language is not intended to require the continued installation or use of existing shutters.

The Board of Directors supports and encourages approval of this amendment to HURRICANE PROTECTION.



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2018 Landscape Improvements

The approved budget for 2018 contained \$20,000 for Landscape Improvement Projects. The Building Committee had appointed a task group that identified 8-landscape projects, which were recommended to, and approved by the Board of Directors in early 2018. Work began in early spring and was completed on-budget in November 2018.

In 2018, the primary focus was along the south side of Biltmore II, particularly the beds adjacent to the pool patio bordering Valencia Ave. and the west end planter separating the pool patio from the west parking area. Due to an old troublesome irrigation system in these beds, many plants had withered. Other plants were damaged by hurricane Irma in September 2017 and had not been removed or replaced. Also, the circular planters in the pool patio deck contained red Bromeliads that had lost their color and density. The ambiance for those enjoying the pool and those with views of the pool needed improvement. In early spring 2018, almost everything in these beds was removed, including the problematic irrigation system. New PVC irrigation piping and sprinkler heads were installed. A selection of low hedge and colorful groundcover plants was added. Resident comments to date have been very positive. Another south side project involved a new design for the large semi-circular planter on the Social Room patio.

Other projects implemented a new design plan for planters in the parking areas on the east and west

sides. We lost several Southern Live Oak trees in these planters during hurricane Irma. This enabled us to solve a basement water intrusion problem. Oaks are not suited to shallow planters as their roots can penetrate the waterproof membrane and expansion joints, resulting in water leaking into the basement garage. Oak roots want to attach to stone below ground for support, but planters have only cement at the bottom and sides. Oak roots just circle the inside of the planter and are vulnerable to windstorms. It was not surprising several Oak trees were lost to Irma. Alexander Palms replaced the Oak trees as they are wind-resistant and have less aggressive roots. Green Island Ficus (GIF) was planted as a planter groundcover. GIF has proven very effective elsewhere on our property as manicured hedges (e.g. in our sidewalk planters facing the Segovia Circle, along Segovia and elsewhere). The City of Coral Gables uses GIF on sidewalk beds and street median planters throughout

downtown Coral Gables. This parking area planter scheme will enable us to have a low maintenance, uniform and balanced appearance.



Funds were assigned for the replacement of the 17-light fixtures that illuminate the tall, stately native Royal Palms (also Cuba's national tree) along Biltmore Way. The old existing fixtures used too much electricity and required frequent bulb replacement. Our Maintenance Supervisor found a modern, compact fixture using LED bulbs for a modest price. All 17-fixtures were replaced by staff for just \$376. Landscape funds saved were used to increase the annual flowers in main entrance beds for the holiday and winter season.



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GET AN INSURANCE CHECKUP

Just as your body needs a checkup once a year, you should consider giving your insurance the once over occasionally as well. People’s lives can change very rapidly. But one thing many of us forget is to adjust our insurance coverage along with these changes. If it has been several years since you’ve sat down and reviewed your insurance coverage, now is the perfect time.

Start with your life insurance. If the number of dependents you have has increased due to a new birth or a marriage, you will need to consider both the amount of life insurance you have, and who is named as beneficiary. If your children have grown, you may find that you no longer need the same type of insurance that you had before. If you are approaching retirement or are already retired, consider sitting down with an insurance professional to determine whether you have the right coverage for you-you may find that the type of insurance you have is no longer necessary.



Next, take a look at your auto insurance. You probably obtained collision insurance when you bought your new car. It makes sense to carry this type of insurance on newer models of cars. But as your car ages, this type of insurance may no longer be necessary. The value of a car decreases as time goes by. To gauge whether this type of insurance makes sense, compare the value of the car, and the cost of repairing it, to the cost of the collision insurance premiums. The most cost effective solution may be to assume the risk of repairing your car yourself.

While evaluating your renter’s or homeowner’s insurance, be sure to consider whether you have added any items of monetary significance to your home in the past few years. If you have purchased expensive jewelry, furs, or other big-ticket items, you may need to add some insurance coverage for these items.

Make it a habit to review your insurance coverage whenever a policy comes up for renewal. You will save yourself from being underinsured in certain situations and will save money by eliminating unnecessary coverage in others.

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SOME PEOPLE JUST SHINE

By June Frost

Who has the friendliest greeting in this building? Who gives you the warmest welcome in the lobby? It isn't her job, but it is her mission in life to make your day a sunny one. You can't help but respond. She can make a stone smile.

Even the wreath on her door is made of bright yellow forsythia flowers. The first thing you notice when you walk into Kris Charlton's place is her collection of teddy bears and Raggedy Ann dolls. "I'm too silly," she says, "it's because I love children and taught elementary school for so many years."

She credits her mother for instilling in her a positive attitude. "My mother looked for the good in everything and taught me how to laugh. She always said that it cost nothing to be nice. My father was a cheerleader for all of us." He would say, "Don't ever sell yourself short. Anything you make up your mind to do, you can do. I had parents who believed in their kids."

Kris grew up in The Hamptons on Long Island and went to South Hampton College and majored in education. She was good at sailing and racing and eventually was offered a job as a sailing instructor in Connecticut. That's where she met her husband Jim who was also in the field of education.

Her husband's career landed them

in Miami, and eventually he became head of the Middle School at Ransom Everglades. They lived in an old house on campus. Their two daughters started out at St. Stephens Episcopal School, and Kris ended up teaching there in the elementary grades.

She gushes, "I love elementary school. I love children. I love people." She also taught at St. Phillips Episcopal School and then transitioned into administration and became principal. Following that change she was named principal of St. Thomas Episcopal School and stayed in that position for thirteen rewarding years.

When asked about dealing with parents, she said, "It's not an easy job being a parent, and I had a lot of empathy for them. I partnered with the parents, kept their confidences and let them know I was there to help them and their precious children."

Her daughter Meghan lives in Palm Beach with her two girls, and daughter Allison lives closer in Weston. When her husband passed away and she had retired, Kris moved to a unit on the south side of Biltmore II. She loves the view of the steeple on Segovia. "I'm a slug," she says, "I just sit out there on the balcony having coffee early in the morning and at night, too. It's so peaceful."

About Biltmore II she adds, "I love



Kris Charlton and her favorite teddy bears.

the variety of people here from all over the world. The people who work here I hold in the highest esteem. The whole staff is incredible. So polite and helpful. This is such a well-managed place."

The compliment is returned as evidenced by the comments of two of our concierges: Barbaro Vasquez said, "She is a very nice, friendly person, very concerned about everything related to the building, concerned about employees, how we are doing, how we are feeling, a very pleasant person always smiling."

And Hugo Krause added, "One of the most friendly residents, comes to the lobby every day to know if we need something. When she goes to the market, she asks if we need something. She wants to know if we are okay, if our day is a busy day. And asks about my grandchildren and my family."



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SOCIAL CLUB ACTIVITIES

UPCOMING EVENTS:

Tuesday, February 19th, 7:00 p.m.

Musical Evening with Frank Lima, violinist and Alex del Sol, pianist.

Sunday, March 17th, 7:00 p.m.

Irish Travelogue

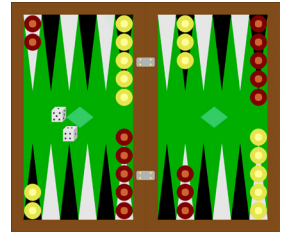


Wednesday, March 20th – Movie night at 7:00 p.m.

“The Italian Job” (2003) After a heist in Venice, Steve (Edward Norton) turns on his partners in crime, killing safecracker John Bridger (Donald Sutherland) and keeping all the gold for himself. The rest of the team, including leader Charlie Croker (Mark Wahlberg), driver Handsome Rob (Jason Statham), explosives man Left Ear (Mos Def) and tech geek Lyle (Seth Green), vows revenge. They enlist the help of Bridger’s daughter, Stella (Charlize Theron), and plot to recover the gold from Steve’s Los Angeles mansion.

AROUND TOWN...

Backgammon. Play live backgammon at the Miami Backgammon Club. No costs or membership dues (tournaments carry \$10 entry fees). Players of all levels are welcome at 6:30 pm every Wednesday at Rice Mediterranean Kitchen on Giralda Plaza (164 Giralda Ave). Contact Leo at 305-669-5260 or Leo@MiamiBackgammon.com



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