

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 11 Issue 6

March 2019

BILTMORE II CONDO
600 Biltmore Way
Coral Gables, Florida 33134

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OFFICE HOURS
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MANAGER'S CORNER

HURRICANE SHUTTER INSPECTIONS

At our Annual Membership Meeting on February 25th, the proposal to amend the Article on Hurricane Protection failed to pass. Therefore, Biltmore II still requires all units to have shutters on doors and windows.

With hurricane season around the corner, and in order to protect the common areas and our units, we will be inspecting all hurricane shutters throughout the building starting in April 2019. Owners are responsible for the repair and/or replacement of their shutters. As required in our Declaration of Condominium, it is mandatory for ALL units to have workable hurricane shutters, whether impact glass or original windows are installed.

The Board has contracted Hurricane Windows and Screens to inspect your shutters (inspection will be paid by the Association). They will also identify any repairs needed (repairs at owner's expense). Hurricane Windows and Screens, accompanied by a member of our maintenance staff, will be visiting your unit to perform the inspection. At the same time, the maintenance staff will be inspecting your unit's smoke detectors, plumbing, water heaters and HVAC (Heating, Ventilation and Air Conditioning systems) to make sure they are in working order. We will provide you with a report on any irregularities found in your unit.

We appreciate everyone's assistance with this very important project. You will be receiving notifications regarding scheduling. Please mark your calendars.

Thanks for your usual cooperation.
Vivian Medina, Property Manager

Annual Membership Meeting

February 25, 2019

ELECTION RESULTS

FOR BOARD OF DIRECTORS:

Beatriz Cosculluela	93 votes	2-year term
Ginny Shwedel	83 votes	2-year term
William Beitz	82 votes	2-year term
Terence McKinley	82 votes	2-year term
Erin Anding	74 votes	1-year term
Jose Jaudenes	51 votes	
Nancy E. Hester	43 votes	
Amadeo Molinos	33 votes	

2019 Board of Director Offices elected:

Jose M. Fuster	President
William Beitz	Vice-President
Beatriz Cosculluela	Treasurer
Ginny Shwedel	Secretary

VOTES ON AMENDMENTS:

1. Floor coverings **FAILED TO PASS**
2. Hurricane protection **FAILED TO PASS**



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2019 Landscape Improvement Plan

The Landscape Task Group, appointed by the President and reporting to the Building Committee (BC), proposed landscape improvements for 2019 and submitted them to the Finance Committee’s budget preparation task group. As a result, the 2019 budget allocates over \$25,000 for those upgrades. The landscape plan, which defines the scope and costs of each project, was presented to the Building Committee. With its recommendation, the Board of Directors approved the projects at its January 21, 2019 meeting.

The biggest project involves the re-design of 2-plots that lie between the Biltmore Way public sidewalk and the front portico entrance to Biltmore II and are bordered by the curb of the main entrance driveway. Currently, these plots contain various types of Gingers and Ferns arranged haphazardly, creating a wild, unkempt look that detracts from the lush, manicured, and clean appearance found in almost all other elements of Biltmore II’s landscape. These plants do not fare well in hot sun. The goal is to make this area look more like the plots adjacent to them – a clean, simple, manicured landscape befitting a classic mid-century modern building. All plants, except the stately Royal Palms and Screw Pine trees, will be removed. A dark green hedge of Green Island Ficus, suitable for shade and sun, will be planted just inside the curb bordering the driveway. It will be allowed to grow to a height not to exceed 3-feet enabling vehicle drivers to make eye contact with pedestrians, who frequently use the driveway to enter and exit the property. The current hedge is nearly 5-feet high, blocks driver vision, and is not suitable for a nearly full-shade site. A lower silver Juniper hedge will be placed in front of this perimeter hedge to add color and height contrast. The lawn will be expanded from the Biltmore Way sidewalk, around the Royal Palms, ending at the background hedges. Flower beds for seasonal annual plantings will remain but in a design that is yet to be determined. In effect, these front plots will resemble the lush, manicured plots on the east and west sides of the driveway entrance.

Another large project focuses on the northeast section of the landscape that includes the upper level lawn and Royal Palms facing the Segovia and Biltmore Way circle. This section includes the hedges separating the lawn from the east parking area and several planters located in the east parking lot. First, the old, leaking drip-line irrigation system will be replaced with PVC pipes and modern popup irrigation heads. Then the large Ginger hedge that is preventing light from reaching the important privacy hedge, located directly behind it, will be removed. Gingers, as previously mentioned, are not suitable for totally sunny locations and they produce a wild, non-manicured look. Also, east parking lot planters that are part of this irrigation zone will be

Continued on page 3

Landscape (cont. from page 2)

modified by removing Ixora plants that do not flower when constantly pruned. Green Island Ficus groundcover will replace the Ixora. This is the model groundcover for all parking lot planters as it thrives in sun or shade, grows into a dense mass, is easily pruned, and needs little irrigation.

Another noticeable project involves the removal of the failing hedge located on the pool side of the 6-foot tall privacy wall that borders the south side of the pool along Valencia Ave. The hedge plant is Viburnum. Our variety is commonly called "Chindo". It is used extensively as a privacy border hedge in sunny spots throughout our landscape. It does well in full sun, but its current placement on the north side of a wall and under larger trees is mostly shady. It had become leafless on the lower half of its 10-foot height and several plants had died, leaving open patches. It detracted from the clean, simple, and modern look that fits our property. A hedge growing above the privacy wall is not needed since the south side wall shielding the pool patio from Valencia Ave. was built 6-foot tall to provide adequate privacy from the sidewalk and street. Sometimes less is more!

These are the highlights of the 2019 Landscape Improvement Plan. If you have any comments or suggestions, the Landscape Task Group would like to hear from you. You can contact us at rpetzin1@bellsouth.net, or the Manager at manager@biltmore2.com.



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AROUND TOWN

Gardens by Moonlight - Wednesday, March 20th – 6:00 p.m. Experience firsthand why Gardens by Moonlight is a local favorite as you wander through Vizcaya’s formal gardens. Watch the moon rise, take a tour, enjoy a glass of wine and listen to music for a perfect mid-week retreat. Seeing Vizcaya’s historic gardens in the moonlight is a unique experience! Space is limited. To purchase tickets or become a member, visit vizcayatickets.org



15th Annual Deering Seafood Festival – Sunday, March 31st – 10 am – 6 pm. One of South Florida’s most anticipated events, Deering Seafood Festival is consistently a sold-out event. Renowned for its culinary delights, delicious catches from the sea, and chef demonstrations along Seafood Alley. Tickets: adults \$20 in advance or \$25 at the gate. Children 4-14 years \$7 in advance or \$10 at the gate. For more info: DeeringSeafoodFestival.org

Coral Gables House and Garden Tour – Saturday, March 16th – 10:00 am – 2:30 pm. The Coral Gables Garden Club presents “Springtime in Althea’s Neighborhood”. (Althea was the mother of George Merrick, Coral Gables’ developer). The tour begins at the Butterfly Garden at the Coral Gables Library, and if you are one of the first 75 people, you will have the opportunity to release a butterfly into the garden. The tour will visit six locations in North Gables, and will end at the newly renovated Merrick House, which will offer access to the home and gardens, a bake sale, refreshments and plants for sale. Tickets are \$35 in advance on Eventbrite <https://hrlid.us/2UwN5G1> and \$40 at the door.

To follow the acclaimed success of the “**Umbrella Sky**” and “**Sunlit Sky**”, the City of Coral Gables is seeking an Artist Project for Giralda Plaza. The winning proposal will be on display from June to August 2019. The City is looking for art which is environmentally sustainable in materials and theme. Stay tuned for the next exciting addition to this popular exhibition.

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A WELL-CHOSEN HOBBY

By June Frost

Many of us ask ourselves when we retire what we would like to do. If you suspect you have a talent for painting and a desire to try something completely different, you might opt for that choice. That's what Bill Beitz did. After he and his wife Marie France bought a penthouse at Biltmore II in 2007, he signed up for art classes at Miami Dade Community College.

He arrived in class empty handed but soon equipped himself with 20 brushes and 7 different knives and chose acrylic as his medium. His first class project was to paint their summer home in the village of Clècy in northwestern France. (see photo) Marie France is originally from that area in Normandy, and her family lives nearby, so for her being in Clècy is like a homecoming.

"I have a wood shed where I paint," says Bill. "I escape there and easily spend two hours before it gets too hot." He also paints outdoors where the verdant views are picturesque and offer an immense variety of the dark green and olive tones that he likes. He does not paint people. "I find nature to be fascinating, and painting nature is what I like."

He says, "Painting is an escape from the world outside. You get involved in what you are doing. You start with an idea and end up doing something totally different. A work evolves as I go on. Sometimes I get too detailed, and what I need to do is back away and take a hard look. You have to know when to quit."

The walls of their penthouse are covered with Bill's landscapes and some still lifes. He likes to do florals and combine whites and different hues of ochre. "I paint to create something that's pleasant and beautiful," he says, "The most violent thing I ever painted was a storm. I did it all with a knife."

His studio in their penthouse is the guest room where there is a wall bed and large canvass on the floor. But he has more time to paint in France. Here Bill is very active on the Board and several committees. He golfs a lot and has been involved in local charities. He also likes to go to galleries and study other artists' paintings to analyze their brush strokes and forms of layering.

Several years ago Bill painted and sold five paintings at an auction here at Biltmore II to raise funds for a project. He does not paint on commission but gifts his family and friends his artwork. Once he spent 40 hours on a 4 x 3 ft. canvass

for a spot above a friend's fireplace. They wanted a floral arrangement, and Bill was happy to oblige.

Of his painting Bill says, "It's a hobby. I am not even an amateur. My painting is therapeutic and an escape for me when I have free time. Every painting was a specific challenge that I was trying to get right. You know you got it right when you get a specific feeling." And he adds, "You can make whatever you want, because it's your creation, and you're done."



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SOCIAL CLUB ACTIVITIES

UPCOMING EVENTS:

**Sunday,
March 17th, 7:00 p.m.**
Ireland Travelogue
(in celebration of St. Patrick's Day)



**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.



NEW RESIDENTS:

Thomas and Barbra Harley, and son, Thomas Jr.

Harriet Brookman

**Victor and Yolanda Ferrucho,
and daughter Victoria**

Francisco Petirena

SAVE THE DATE

Wednesday, April 10th, 7 p.m. - Mindfulness Workshop with Dr. Tammy Sifre. Details to follow...

Wednesday, April 17th, 7 p.m. – Movie night “Mary Poppins”

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