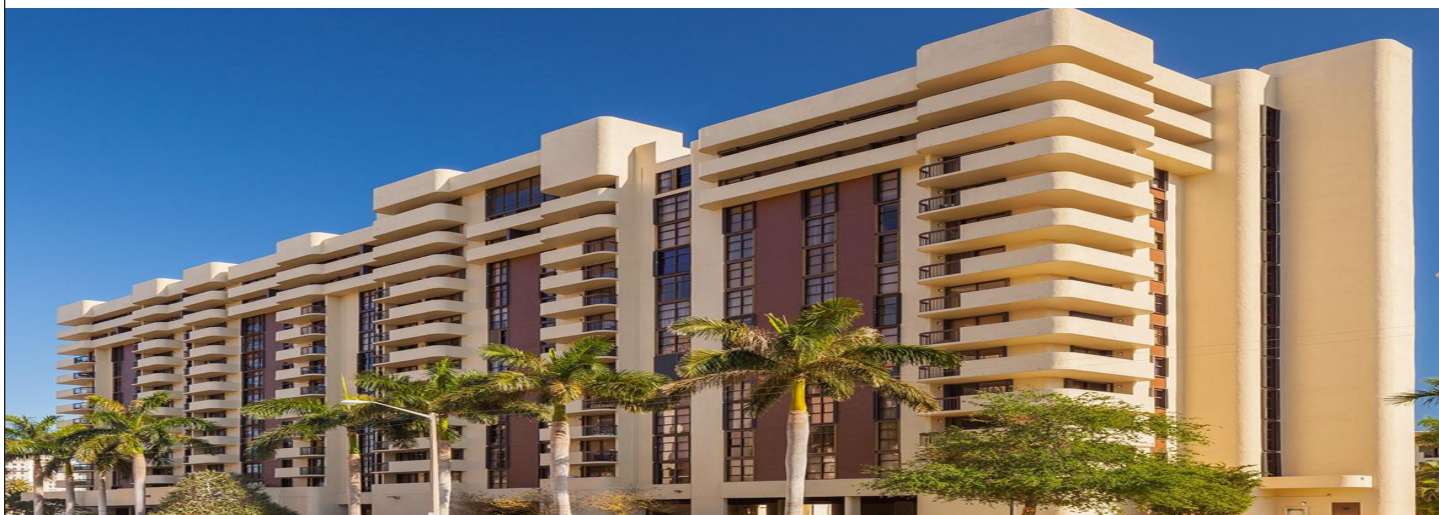


BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 13 Issue 9

June 2021

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2021

President.....Erin Anding
Vice Pres.Amadeo Molinos
TreasurerReinhard Benditte
Secretary.....Dr. Alan Ezrin
DirectorJosé Donis
Director Rachel Lauzurique
DirectorMonique Selman

OUR STAFF

Manager Vivian Medina
Admin. Asst. Elisa Burnbaum
Front Desk Supv. Luis Palma
Maint. Supv.Eduardo Mustelie S.

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

Association Website.....
<https://biltmore2condo.mycommunitysite.app>

OFFICE HOURS

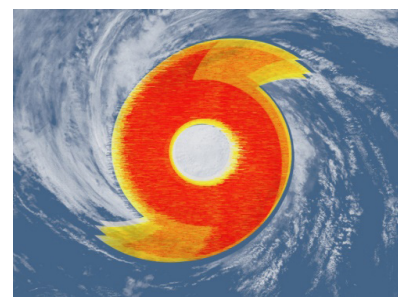
Monday-Friday..... 9 a.m. - 5 p.m.



Published monthly at no cost to the
Biltmore II Condominium by Coastal Group
Publications, Inc. Contact CGP at
(305) 981-3503 or www.cgpnnewsletters.com
to ADVERTISE in one of our newsletters or
to get a FREE newsletter for your property.

ARE YOU READY FOR HURRICANE SEASON?

- Do not wait until the last minute to have an 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 per person. Before the storm, fill up your vehicles gas tank to avoid long lines.
- Anticipate the loss of power. Please keep in mind that if we lose power the elevators may function only for a few days. Air Conditioning units will not work. Know your storm surge and evacuation zones and make plans in advance in case you must evacuate from your home. Make arrangements to stay with family elsewhere.
- 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), twitter (@citycoralgables)
- Have an emergency plan for your pet if you live in an evacuation zone. Shelters may not accept pets.
- 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: 1) Remove all items from the balcony and 2) Close and lock your hurricane shutters.
 - o If you need assistance to remove objects from the balcony and to close and lock hurricane shutters, you must contact the Management Office in advance of the storm. Fees are as follows: Shutter closure - \$50.00; Removal of furniture - \$50.00. Fees **MUST** be received before the storm. Please do not expect our employees to complete this "last minute". It is your responsibility as a homeowner to make sure your property is secured.
 - o The Association's responsibility is to secure all common areas.



BEAUTY IS IN THE EYE OF THE BEHOLDER

Are these containers beautiful? Maybe the contents are aesthetically pleasing. The good news is that the materials necessary to modernize our four elevators, along with the tools and equipment to perform the work over the next approximately 18+ months, are in these containers. The physical on-site work can begin now. This is a beautiful moment, and the end-product will reveal itself one elevator at a time as the modernization and refurbishing will progress one elevator at a time starting with the east side passenger elevator.



Bob Petzinger, Editor

Correction to President's Message (May Issue)

The May 2021 newsletter contained a *President's Message* about the length of time for Kone Elevator to complete cab modernization and Vasile Elevator to complete cab interior refurbishment. The length of time to perform all of the work was incorrect. The whole project is expected to run from May 2021 to December 2022, which is 19 months and not 16 months as previously reported.

Bob Petzinger, Editor

TREASURER'S REPORT

(April 2021)

INCOME/EXPENSE

The month of April shows a net surplus of income vs. expenses of \$6,138 bringing the year-to-date income to \$41,159. Please remember that having a surplus in the first few months of the fiscal year is a positive sign, but please keep in mind that not all expenses will be incurred on a regular monthly basis. In addition, the repair of the freight elevator will result in unplanned costs of \$38,000 and with the renewed insurance policies we will see an overrun of approx. \$10,000 by the end of the year. There are, of course, other cost elements which are below budget but as time passes such differences will be required for future transactions as they come up.

COLLECTIONS

Regarding the collection of maintenance fees and Special Assessment values, we still have quite a number of units which are late with their payments. We would appreciate all unit owners who are late to provide the Administration with their check/ payment to cover the open amounts.

FUNDING AT THE END OF MARCH

The funds available in our operating bank accounts including petty cash are at a stable level and amount to \$491,074. As for Reserves, we have \$2,547,677 of funds available in our regular Reserve bank accounts. With regard to our Special Assessment, the funds available in our bank account amount to \$435,838 as a number of owners have pre-paid their special assessment in the amount of \$281,053.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

**GOT HURRICANE DAMAGE?
GET HELP NOW!**

**TIME IS RUNNING OUT
TO GET PAID ON YOUR CLAIM**

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

**MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069**

STELLARADJUSTING.COM

2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

License #P17624

ANNUAL UNIT INSPECTIONS

(Storm Shutter, Water Leaks, Fire Safety)

The tropical hurricane season officially starts June 1 and lasts 6 months, ending November 30. In preparation for the storm season, Management arranges for an inspection of the hurricane shutters in all units. It is essential for the protection of the building that 100% of the shutters close properly and can be locked into place. Failure of just one shutter could result in winds and rain entering a unit and causing damage to it and other units and common areas. The Association's insurance policies are priced based on the carrier's knowledge that Biltmore II is fully protected by functioning hurricane shutters. This year and the two previous years the Association's maintenance staff performed the storm shutter inspection. The inspection team also checked for signs of water leaks and proper operation of fire safety devices.

Three of our maintenance employees (Ovadis Cruz, Rene' De La Vega and Raul Paitan), operating as a 2-person team, spent over one month inspecting all 232 units. Several tasks were performed in each unit. First, all storm shutters were inspected to be sure they could be closed and locked into position, and shutter moving parts were lubricated. Second, other in-unit elements that affect fire safety and water leak sources were inspected. The fire safety elements included the automatic spring-hinge closing of the foyer entrance fire-rated door and the operation of smoke detectors. Also, sources of water leaks were visually checked for signs of leaks, including all toilets and water drains, water heater and A/C system.

As this article was being written, the inspection process was in its final stages on floors 3 and 2. Also, several units were not able to be accessed on their scheduled days, so Management is in process of contacting the residents to arrange for these critical inspections. We are fortunate that the first month of hurricane season (June) is seldom active in south Florida. Hopefully, this will be the case in 2021 as our maintenance staff tries to complete all missing units. **PLEASE HELP BY PROVIDING ACCESS TO YOUR**

UNIT WHEN CONTACTED BY MANAGEMENT.

All residents are being informed of the problems identified by the inspection team. If shutters need repair, this needs to be addressed urgently by the unit owner as hurricane season has begun. The Association's hurricane shutter repair contractor (MTC) will be advised of the problems found and will contact the unit owner to arrange the repairs. **PLEASE ACT QUICKLY TO REPAIR YOUR SHUTTERS TO PROTECT YOUR UNIT and BILTMORE II.**

One problem found (e.g., faulty front door spring hinge) will be repaired by our maintenance staff, while other more complex repairs are done by licensed contractors chosen by the Association as the task is more complex (e.g., repairing faulty window balances). Several problems (e.g., replacing 9-volt batteries in smoke detectors; repairing toilets, A/C system, sink/shower drains, etc.) are the responsibility of the unit owner. **PLEASE TAKE ACTION ASAP TO MAKE THE NECESSARY REPAIRS.**

Bob Petzinger, Editor



WELCOME!

NEW RESIDENTS

Yeimmy Nino and Rene Villa

Midge and Steven Krams

Ingrid and Pedro Morales

Valentina Simonetti and Ronald Stubbs

Aleida Saenz

Ada and Gonzalo De Quesada

FASTSTREAM

NETWORKS

**Bulk High Speed Internet and TV
for Condo Associations**

Fiber Directly to Each Unit

Fastest, Most Reliable Fiber Optic Internet Available

PH. 954-573-9093 www.FastStreamNetworks.com

A BLIND WAREHOUSE

Blinds, Shutters & Motorized Shades

GUARANTEED LOWEST PRICES

Dependable & Quality Work

In business 30 years with same phone number

**30%
OFF**

all shades
and blinds
until 5/30/21

www.ablindwarehouse.com
info@ablindwarehouse.com
[instagram@ablindwarehouse](https://www.instagram.com/ablindwarehouse)

305-598-3343

**Free Installs
& Estimates**



OUR LONGEST SERVING EMPLOYEE (WILLY ARENAS)

We are lucky at Biltmore II Condominium to have loyal, hardworking employees. The longest serving of them is Willy Arenas. He was born in Lima, Peru and arrived in the US at age 8 with his brother in 1968. His mother and sister preceded them to pave the way for the rest of the family after Willy's father passed away in Peru at age 65. Willy missed out on his first two years of school because they lived in a dangerous neighborhood and his mother was concerned for his safety. After moving to South Miami, he began school and earned his High School degree. He started searching for work at age 18. A friend told him about an opening in Biltmore II, he applied for the job and the rest is history. Forty-one years and seven managers later, he still loves his job, this building, and the community that has become part of his extended family.

His first job was to care for the pool. In over 40 years, he has performed many functions in the building. He is one of the most knowledgeable members of our maintenance staff because of his extensive experience. He vividly remembers hurricane Andrew in August 1992, when the building was without power for six days and residents would go down to the pool to get water for their toilets. He said that many residents were out of town and called to have their shutters closed. He was the only employee left doing the job as all the others went home to care for their families. The Association allowed him to bring his family to stay in the building during the Category 4 storm. He said that he felt much safer here than at home. One of the memorable incidents that Willy experienced was accidentally falling in the pool while he was cleaning it. He remembers holding on to the side and getting out. One of his co-workers saw him and mentioned to the Manager that Willy could not swim. The Board of Directors decided to send him for swimming lessons at the Venetian Pool just in case he took another unexpected dip.

Willy lives with his wife, Carmen, and his 11-year-old daughter, Milagros. They lost their first baby girl to leukemia after only a month of life. Years later, to their amazement and surprise, Carmen became pregnant. Willy said that God listened and answered their prayers. That is why they chose the name Milagros, which means Miracle in Spanish. See picture on right.



After 41 years of loyal service, Willy still loves his job, this building, and our community. We respect and appreciate his service and loyalty and feel fortunate to have him as part of our Biltmore II family. Life here would not be the same without Willy!

Cris Moran

INSURANCE POLICIES RENEWED

Last month this newsletter reported that the worldwide insurance industry was adjusting to significant pressures, such as rising insurance liabilities and the reduction in companies willing to offer insurance policies. The result of these market changes is causing dramatic price increases, in the range of 35% to 40%, for particularly property and liability insurance coverage and to a lesser degree for other types of policies.

Coupled with the increased valuation of Biltmore II's assets, the Association's insurance rates were expected to increase by 22% effective mid-May when the Association's policies are renewed for another year. On May 19, the BOD approved the renewal of its various policies at the expected 22% rate increase. Biltmore II's annual insurance costs are now \$264,019.

As previously reported, all insurance carriers providing coverage to the Association are A+ rated. Also, no change in the deductible amount was made, so, for example, the Association's deductible cost obligation for property and liability claims is just 3% before the insurance coverage starts. Insurance costs as a percent of total annual expenses are second only to payroll as the largest Association cost item.

Bob Petzinger, Editor

Prescription Drug Disposal Program

In 2016, the City of Coral Gables was the first municipality in Miami-Dade County to partner with Covanta Dade Renewable Energy to keep prescription drugs off the street and dispose them in an environmentally safe manner. **The drop-off bin is in the lobby of the new Coral Gables Police and Fire Headquarters located at 2151 Salzedo Street. Use the building's main entrance facing the NW corner at Salzedo St. and Minorca.** You can drop off unexpired or unwanted prescription drugs 24 hours a day, seven days a week. If the door is locked, use the call box located outside the door to contact the reception desk, which is staffed 24/7.

When flushed down a toilet drain or disposed of in garbage headed to a landfill, medications can enter the waterways and contaminate surface waters, having an adverse effect on our drinking water and the environment. In addition, unused medications in the household contribute to growing rates of accidental exposure or intentional misuse, especially by teenagers. The pharmaceuticals collected are incinerated for safe destruction.

Among those items that can be collected are 1) Prescription medicines, 2) Prescription patches, 3) Ointments, 4) Over-the-counter medication, 5) Vitamins, and 6) Medicine samples.

Items NOT ALLOWED are: 1) Thermometers, 2) Hydrogen peroxide, 3) Needles, 4) Medicines from businesses or clinics, 5) Aerosol cans, and 6) Non-prescription ointments, lotions, and liquids.

For more information, please contact the Coral Gables Police Department Community Affairs Unit at (305) 460-5403. This is the safest way to dispose of prescription drugs.

If you are not able to take prescription drugs to the drop-off bin site, add water or soda to the plastic bottle with the pills and close the lid. This will contaminate the pills and make them useless. Then open the bottle and stuff it with a paper towel to soak up the liquid. Finally, place the bottle stuffed with paper in your household trash bag that is placed in the hallway trash chute. All household trash placed in tied bags and put in the trash chute is eventually incinerated. Old medicine bottles are not recyclable.

Bob Petzinger, Editor

Request For Violations Appeal Committee Volunteers

Condominium associations have a duty to provide a safe, peaceful environment so residents can live in harmony and enjoy their lives. To fulfill this goal, the Association's Board of Directors (BOD) creates governing documents (Declaration, Bylaws, and Rules & Regulations) to provide the safe, peaceful environment that unit owners and residents expect. Florida law (Chapter 720, Section 305) enables the Association to levy reasonable fines "against any member or a member's tenant, guest, or invitee" for violations of the governing documents. A fine may not exceed \$100 per violation, but the fine can be levied for each day of a continuing violation but not to exceed \$1,000 in aggregate. To fairly administer this law, condo associations are required to create a Violations Committee, comprised of "at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee". At Biltmore II, this independent panel is called the **Violations Appeals Committee**. Its sole role, as stated in Florida law, "is limited to determining whether to confirm or reject the fine or suspension levied by the board". It offers any resident cited and fined to appeal the citation and/or fine amount and to appear before the Violations Appeals Committee, comprised of independent fellow residents, to present their case. Once the Appeals Hearing is concluded, the members discuss and vote to either uphold the violation and fine or to dismiss it. The decision of the Violations Appeals Committee is final! **IF YOU ARE WILLING TO SERVE OR HAVE QUESTIONS, PLEASE CONTACT THE MANAGER - 305 448-4765 OR manager@biltmore2.com.**

Bob Petzinger, Editor, for the Violations Committee

Social Club Returns to Event Planning

The Social Club is resuming its planning for future events that will enable residents to participate together and enjoy each other's company and the amenities at Biltmore II. Unfortunately, the popular 4th of July BBQ will not be able to take place as there are not enough Club members who are available to work on the preparations for this event. On behalf of the Social Club, I encourage residents to join the Club and participate in the planning and administration of future events. If you are interested in joining your fellow residents in bringing these fun events to life, please leave your name and contact information with the Concierge. The Club will be planning a **Happy Hour** in July. **Movie Nights** will resume in August. Also, we hope to have a **Labor Day BBQ**. Stay tuned for other events in the following months. New ideas for social gatherings are always welcome.

Elvira Casal, Social Club - Chair

TRASH CHUTE DISPOSAL

On April 30th, there was an abnormal situation that affected building operations. The west trash chute was jammed with inappropriate materials placed in the chute, including pillows, an inflatable mattress, pieces of wood, picture frames, a bag of rice, big packages of raw food, etc. These loose items fell individually about 100 feet to the trash compactor in the basement. Because they were inappropriate items for disposal in a trash chute, they became jammed at the bottom of the chute.

Our Maintenance staff tried for 2 hours to unclog the debris, but it was jammed tight. A contractor with the right tools had to be called to accomplish the task. **THE TRASH CHUTE IS ONLY TO BE USED TO DISPOSE OF LIGHT HOUSEHOLD BATHROOM AND KITCHEN GARBAGE THAT IS PLACED IN A TIED PLASTIC BAG THAT IS NO LARGER THAN 13 GALLONS.** No loose objects and no hard objects should be placed into the chute.

The trash placed in the east and west chutes fall as much as 100+ feet from the upper floors, gaining speed as the bag of garbage falls to the collection rooms at the bottom of each

chute in the basement garage. The mess that you see in the picture below is the clogged debris from the careless acts on April 30, 2021.



The proper use of the trash chute is to place all light kitchen and bathroom garbage in tightly tied plastic bags, such as Publix plastic bags but never larger than 13-gallon kitchen trash bags. Never place loose items in the chute. Just dispose of trash more frequently so the bag size never exceeds 13 gallons. Do not place recyclable material in the chute as there are recycle bins in 4 areas in the basement garage.

DIAMOND REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Miami Beach Experts*, family owned for 30 years.

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

**"Your Experienced
Handyman"**

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**
any
remodeling
job!

**10%
OFF**
Any
Service
Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 7/31/2021



Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor