

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 13 Issue 10

July 2021

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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Vice Pres. Amadeo Molinos
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HOW TO REACH US

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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.

JULY

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.

HURRICANE SHUTTERS

Dear Resident

A reminder that if your shutters are needing repair and or replacement that you have this done immediately. MTC shutters has serviced our property in the past, but you may contact any licensed and insured shutter company in South Florida for your repairs. We were lucky in that Hurricane Elsa did not impact South Florida.



Pursuant to Article XXVI(H) of the Declaration of Condominium:

HURRICANE SHUTTERS. In order to protect the condominium building and the units contained therein, the owner of a Condominium unit, at his own expense, shall be required to install, maintain, repair, replace, open and close hurricane shutters on all external windows and doors of each unit at such time and according to such guidelines as approved or directed by the Board of Directors of the Association from time to time.

Refusal to perform the repairs will result in the Association seeking the assistance of its counsel.

We appreciate and solicit your cooperation with this urgent matter.

BILTMORE II CONDOMINIUM ASSOCIATION INC.

NEW RESIDENTS

John & Gladys Svadbik

Aurelia de la Torriente

Tabaré and Isabel Perez

Hector and Barbara Garcia





TREASURER'S REPORT

(May 2021)

Income/Expense

The month of May shows a slight net surplus of income vs. expenses of \$680 bringing the year-to-date income to \$41,840. Please remember that having a surplus in the first 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. \$ 16,000 by the end of the year. The forecast for year-end assumes that we will be starting with the EV Infrastructure Project in 2022 and not in 2021; furthermore, the assumption is also based upon no offset by the Association's insurance company for the freight elevator repairs since we have not received any letter to do so. 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. As of May 31st, the fees outstanding amount to nearly **\$24,000**. Not paying the fees is unfair to other owners and creates not only a financial burden, but also additional work for the Association. Therefore, we would appreciate all unit owners who are late to provide the Administration with their check/ payment to cover the open amounts ASAP.

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 \$522,487. As for Reserves, we have \$2,658,217 of funds available in our regular Reserve bank accounts. With regard to our Special Assessment, the funds available in our bank account amount to \$524,336 as a number of owners have pre-paid their special assessment.

HAZARDOUS WASTE DISPOSAL

HOME CHEMICAL COLLECTION CENTERS (MIAMI-DADE COUNTY)

- **West Dade Home Chemical Collection Center:** 8801 NW 58 Street, Doral, FL 33178; Wednesday – Sunday, 9A-5P
- **South Dade Home Chemical Collection Center:** 23707 SW 97 Ave., Homestead, FL 33032; Wednesday – Sunday, 9A-5P
- CALL (305) 514-6666 before going to confirm they will be open.

Items accepted:

- Oil-based paints (latex paints should be donated if still useful, or the contents wiped empty with newspaper, then recycle can), pesticides, solvents.
- Electronic items (PC, TC, hard drive, keyboard, printer, VCR, Audio/visual eqpt., cell phones, hand-held radios, etc.
- Propane tanks, empty oxygen tanks.
- Unbroken fluorescent bulbs.

HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENTS (FOR 2021) CITY OF CORAL GABLES

- City Hall (405 Biltmore Way) parking lot (access only from Coral Way).
- April 24 and November 6, 9A-12P only; no drop off before 9A or after 12P.

Items accepted:

- Electronic equipment – any item with a plug or batteries.
- Large cardboard boxes
- Hazardous waste
- Up to 5 boxes of sensitive documents for shredding

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RECYCLING PLASTIC BAGS at PUBLIX GROCERY STORES

PLASTIC BAGS ARE NOT TO BE PLACED IN BILTMORE II RECYCLING BINS! Coral Gables garbage and recycling contractor, Waste Management, does not accept plastic bags for recycling as they clog the recycling center's processing machinery, causing delays, sometimes damage and increased costs. Even if you request paper bags at the grocery store, some items will unavoidably be placed in plastic bags (e.g., some seafood, fruit, vegetables, etc.).



HOWEVER, YOU CAN STILL DO YOUR PART TO PROTECT OUR ENVIRONMENT AND RECYCLE THOSE UNAVOIDABLE PLASTIC BAGS. Publix stores, including the nearest one to Biltmore II at Le Jeune Road and Andalusia Ave., have bins for recycling plastic bags placed outside the entrance. They are dedicated to recycling many types of plastic, such as overwrap for toilet paper/napkins/towels, resealable bags, bread/produce bags, dry-cleaning bags, newspaper sleeves, ice bags, air pillows, and clean & dry cling wrap. These items are recycled into plastic pellets and sold to manufacturers for the creation of composite decking, fencing, and new plastic bags. It is suggested that you remove any paper labels prior to depositing the bags in Publix recycle bins. **THANK YOU FOR DOING YOUR PART TO KEEP OUR ENVIRONMENT CLEAN!!!**

Bob Petzinger & Bill Beitz

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AROUND TOWN

MIAMI SPICE RESTAURANT MONTHS RETURNS AUG. 1 – SEP 30

Miami Spice Restaurant Months showcase the best of Greater Miami's diverse cuisine and world-renowned chefs, featuring three-course meals at top eateries for just \$28 for lunch/brunch and \$42 for dinner. The list of participating restaurants will be shown on website <https://www.miamiandbeaches.com/offers/temptations/miami-spice-months>.

FREEBEE OFFERS FREE RIDES IN

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Catch a free quick ride around Downtown Coral Gables thanks to a partnership between the City of Coral Gables and FreeBee, a green transportation service that offers door-to-door rides to your downtown destination. Friendly drivers in sleek electric vehicles are on the street from 10 a.m. to 10 p.m. seven days a week. You request this service on your smart phone through the **Ride Freebee app** following these easy steps: a) Download the app www.ridefreebee.com, b) Use the app to request a Ride, c) Select your Destination, d) Confirm your Pickup, and e) Enjoy the Ride!

JURASSIC DINOSAUR EXHIBIT AT FAIRCHILD GARDEN EXTENDED TO AUG 1, 2021



ELEVATOR MODERNIZATION

The picture below shows the in-progress work to modernize the first of four elevator cars. This is the passenger elevator on the east side of the lobby and is adjacent to the freight service elevator. The workmen are technicians from Kone Elevator - the Association's elevator service contractor for many years. As previously reported, after several bids were analyzed, Kone was recommended by the Building Committee and the Board of Directors approved it for this project. Kone expects to take about 5 months to modernize the operating components of each elevator. Also, part of the project is cab interior refurbishment, which will add about 1 additional week of work for each cab once Kone's effort is completed. This will be a frequent scene through 2022.

Robert Petzinger, Editor



NEIGHBORING DEVELOPMENT UPDATE

The April 2021 newsletter reported on **OUR NEW NEIGHBOR**, a residential development planned for the lots at the corner of Cardena St. and 701-711 Valencia Ave., located across the street from Biltmore II's west parking lot. The April newsletter indicated that the developer (Biltmore Development, LLC) settled a lawsuit with a David William Hotel resident by agreeing to lower the initial proposed height of 124 feet to 73 feet. All parties agreed and the lawsuit was withdrawn. Subsequently, the developer requested a change to the amount of square feet of useable space that could be built. This is calculated by the zoning code by its specifications for permissible Floor Area Ratio (FAR), which is the ratio of the lot size to the proposed buildings useable square feet of space. The developer requested an increase in FAR from 2.0 to 2.7, which would increase the buildings square footage from 34,638 to 46,731 – an increase of 12,153 square feet (+35%). The City granted this request.

What was not reported was that another lawsuit was pending. The owner (Alliance Starlight III, LLC) of the 4 residential buildings at 717, 729, 737, 741 Valencia Ave. to the west of this development site had filed an appeal of the FAR increase with Appellate Division of the Circuit Court of Miami-Dade County. The Appeals Court ruled 2-1 that the approved settlement could not stand because it constituted impermissible spot zoning. The court said that the City "departed from essential requirements of the law", namely the deviation of zoning code FAR of 2.0, and settlements that deviate from the zoning code are only permissible when there is evidence of unfair, disproportionate, or inordinate burden imposed on the property owner (the developer). The Court ruling states that neither the City nor developer presented any circumstances where the property owner suffered any such burdens. The ruling further stated "the settlement permitting increased FAR allowed for disparate treatment of the Valencia property for the sole benefit of the owner ("Biltmore") in violation of the Coral Gables Comprehensive Plan and Zoning Code yet denied the same FAR increase to properties similarly zoned. A City spokesperson said the City is appealing this court ruling. STAY TUNED!

Robert Petzinger, Editor

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ACCOUNTING SERVICE TRANSITION

Effective June 30, 2021, the Association, led by recommendation of the Finance Committee (FC), ended its contract with its previous accountant and selected the firm of Sharma & Associates, Inc. to provide accounting support to the Biltmore II Condominium Association starting July 1, 2021. The FC evaluated several companies before making its recommendation to the Board of Directors. This transition had been contemplated by previous Association leadership teams as the accounting service for many years had been contracted to a single accountant with no back-up of staff resources. In addition, the accountant was only available twice a week to perform accounting services for the Association. At various times this created difficulties when the Association needed accounting help, but the accountant was unavailable due to vacations, illness, etc. The evaluation process and final selection was led by Mr. Amadeo Molinos, previous Association Treasurer and current member of the FC. The new service provider's contract will cost the Association a little less than what was paid in the past, and there will be significant productivity gains and reduced risk.

The new company is Sharma & Associates, Inc. which is a subsidiary of TOPS Software, LLC, the leading provider of Community Association Management software. TOPS Software, LLC has acquired another community association accounting firm, Mission Association Financial, based in Mission Viejo, CA. With these acquisitions they have formed a Financial Services Group led by Mr. Vishnu Sharma as President. He is a Certified Public Accountant and a Certified Fraud Examiner. Sharma & Associates has been in business since 2005 and has a large staff of auditors, accountants, and bookkeepers. The company is a member of the American Institute of Certified Public Accountants, Florida Institute of Certified Public Accountants, Association of Certified Fraud Examiners, and other organizations. The Biltmore II Condominium Association will have a dedicated point of contact within the Sharma organization for any questions/issues the Association may have.

The transition will start on July 1, 2021, with the conversion of our TOPS IQ data base (which is the current TOPS software being used by the Association) to the latest version of TOPS (called TOPS ONE). Once the conversion is complete (July 2021), Sharma & Associates will take over day-to-day accounting processing for the Association.

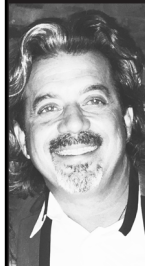
*Robert Petzinger, Editor with Finance Committee Review
(Reinhard Benditte & Amadeo Molinos)*

BASEMENT GARAGE ROOFDECK RESTORATION PROJECT

As all unit owners know, earlier this year the Association's Board of Directors authorized a \$3M assessment, coupled with some Reserve funds, to pay for the restoration of the basement garage roof deck to address issues discovered by the Association's contracted structural engineering firm, Biller Reinhart Engineering Group. The work involves removing the landscaping from planters sitting on top of the roof deck and then investigating and repairing cracks, replacing old and/or leaking expansion joints, and repairing, if necessary, post-tension cables inside the concrete roof deck. Similar work will involve the pool too. The project concludes with the application of a new waterproofing membrane for the entire top of the deck including all planters, and parking lots and patios that sit on top of the roof deck. Permit applications were filed with the City of Coral Gables in May 2021, and it is progressing properly through the City's code enforcement departments. Included in this project is an application to remove all trees in planters on top of the garage roof deck. A new landscape design by GSLA Design, a landscape architectural firm, was submitted to the City of Coral Gables and has been approved. The firm chosen by the Association (recommended by Biller Reinhart Engineering Group and subsequently the Building Committee and the BOD) to perform the work is Restoration Technologies, Inc. (RTI), and it is managing the permitting process. At the time that this article is being written, permit approval is expected by the end of July 2021. Work will begin soon thereafter.

Robert Petzinger, Editor

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BASEMENT GARAGE ACCESS CONTROL SYSTEM

Implementation of the new Basement Garage Access Control System, while delayed, is expected to be ready for activation on/about August 2, 2021. The new system utilizes a radio frequency detector antenna that is installed over the garage entry gate. It continuously scans the entry ramp for frequency numbers of the windshield decals that are being installed by our maintenance staff on the outside front windshield of registered vehicles. When the antenna detects the incoming car with decal, it searches the database to determine if the decal's encoded number is from an authorized resident's vehicle. If the number detected is in the database, the gate will open automatically without use of a Clicker or FOB. Our Maintenance staff are installing the windshield decals free of charge to all residents that register a vehicle. The decal is a very thin strip that must be placed in a certain spot on the windshield. It is small and will not negatively impact any vehicle sensors.

All decals are expected to be installed by the end of July 2021. Once this new system is placed into service (on/about August 2, 2021), clickers and FOBs will no longer open the basement garage entry gate. If the gate does not open, use the intercom to talk to the concierge staff, who can open the gate. If this occurs, it is essential that you contact the Management Office to determine why the gate did not open automatically. Did you register your vehicle? Was the decal installed? Is it still attached to your windshield? Clickers and FOBs will be required for other usual tasks, such as calling the elevator to the basement garage, accessing stairwell doors in the basement garage, unlocking the lobby front door at night, and reentering the lobby from the pool and patio areas. Eliminating non-authorized access to the basement garage is a security measure that will benefit all residents.

Robert Petzinger, Editor



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