

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 14 Issue 1

October 2021

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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MANAGERS CORNER

This month we will review Garage and Parking Regulations:

- Residents must park only in their assigned spaces. Parking spaces in the basement garage are intended for personal (non-commercial) vehicles, and only if they meet the 6'6" height restriction. Any vehicle exceeding that limit will not be allowed in the basement parking garage. Boats, campers, golf carts, trailers and cargo vans are not permitted in any assigned parking area.
- Guests, Domestic Workers and Visitors shall use only unreserved parking spaces (those spaces marked as "Visitor" or "Contractor" (other than 9:00am to 5:00pm on non-holiday weekdays) spaces in the uncovered parking areas on the east and west sides of the building. A Domestic worker may use an assigned parking space of the resident for whom he/she works provided that the resident has authorized such use in writing with the Management office and the domestic worker has his/her vehicle registered with the Management office. No resident shall allow a contractor to park in his/her assigned parking space.
- Parking in front of the main entrance of the condominium is permitted for a maximum period of 10 minutes. Parking on the sides of the driveway leading to the front entrance of the condominium is not permitted at any time.
- The Condominium has no responsibility for damages or losses to personal property or vehicles parked by residents, guests, visitors or domestic workers in the garages and parking areas on condominium property. Vehicles are parked in these areas at the owner's sole risk.
- Bicycles and similar non-powered transportation devices are not to be used or parked in the parking garages, the east/west upper deck parking deck or the ramps leading in and out of the garage unless in designated bicycle storage areas. Such transportation devices must be stored in a Residents unit or in storage areas designated for bicycles.
- Other than shopping carts, no other articles of personal property may be stored or placed next to or in front of any assigned parking space.



TREASURER's REPORT

(August 2021)

Financial Accounting and Reporting

We are slowly but surely catching up with challenges stemming from the transition to Sharma and Associates. There are several items still open for clarification, so please bear with us.

Income/Expense

The month of August shows a net surplus of income vs. expenses of \$16,121 bringing the year-to-date income surplus to \$ 86,584. The reason for this month's surplus increase is a payment made by our insurance company for repair expenses related to the freight elevator. In addition, as outlined earlier, the Board has decided to rent a diesel tank until the larger permanent replacement tank is installed. The rented tank ensures that our generator can run should there be any loss of FPL power. The cost for the rental tank and the associated fuel was not budgeted by the Association as the need was unknown when the budget was prepared. Having started to work on our budget for 2022 and reviewing the forecast for 2021, I estimate that we will see an overrun of approx. between \$16,000 and \$40,000 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. The main reasons for a forecasted deficit are events such as the rent for the temporary diesel tank and general increased costs which were unexpected and thus unbudgeted.

Collections

We are steadily improving with regards to outstanding Maintenance Fees and Special Assessment payments. However, we still have unit owners who are late with their payments. I would appreciate it if all unit owners with late payment fees would look at their account statements or talk to the Administration so that all outstanding payments can be resolved.

Funding at the end of March

As per the Balance Sheet, the funds in our operating bank accounts including petty cash are \$595,000. As for Reserves, we still have a high level of \$2,760,000 of funds available in our regular Reserve bank accounts. Regarding our Special Assessment, the funds available in our bank account amount to \$785,000.

Budget 2022

We have established a timeline for the next three months which should enable us to have a membership meeting on the budget by mid-December 2021. The actual date will be communicated by the Board once the date has been finalized. At this point of time, we have established the following dates:

- October 25th - Approval of updated Reserve Study & Budget Assumptions
- November 26th - Final Budget Approval by the Board
- December 13th - Membership Budget Meeting (Date is preliminary and needs to be confirmed by the Board of Directors in November 2021)

Reinhard Benditte – Board Member & Treasurer

Biltmore Condominiums Coalition Formation

Members of several condominium associations in the Biltmore Section (our neighborhood) of Coral Gables are organizing a coalition (the Biltmore Condominiums Coalition) to explore common interests regarding various issues affecting all residents along Biltmore Way and the immediate vicinity of Biltmore Way. The desire to organize the various Associations in this area began about two years ago when the city of Coral Gables announced its intention to redesign 4-block long Biltmore Way from Anderson Road to Lejeune Road – the Biltmore Way Streetscape project. Led by residents of the Gables Regency Condo Association, attempts were made to involve other Associations on Biltmore Way. Bob Petzinger was appointed as Biltmore II's liaison to the Biltmore Way Streetscape effort and to interface with other Associations regarding this project. Biltmore II tasked its liaison representative with keeping track of project developments, reporting status to the Board of Directors leadership, and advising residents of status so they could voice their concerns individually to the city. Since importance issues are growing (e.g., pilot parking program on Biltmore Way that would limit available parking spaces, possible deployment of dedicated bike lanes, etc.), some Associations feel that establishing a broader coalition of Associations not only on Biltmore Way but near Biltmore Way would offer the potential of having more effective leverage to communicate neighborhood concerns to city staff and elected officials. Since Bob Petzinger is in the process of moving back home to family in the northeast, new resident Pedro Morales has been appointed to the position of Representative to the Biltmore Condominiums Coalition and as Representative to the Biltmore Way Streetscape project. Mr. Morales is currently the Director of Sales & Marketing of the largest recycler of plastics in the world – KW Plastics. He and his wife Ingrid chose Coral Gables and Biltmore II as their retirement home. They moved here from Alabama.

Bob Petzinger - Editor

LANDSCAPE TRANSITION – TREE/PALM DISPOSITION

(#4 of 6 Articles)

Biltmore II's landscape inventory includes 92 trees/palms. 19 of them are not in planters that sit on top of the basement garage roof deck, and they will not be affected by the pending project to uncover the basement garage roof deck for restoration, if necessary, and applying a new waterproof membrane. The 11 most central Royal palms along Biltmore Way, the 2 Screw Pine trees inside the curves of the front driveway, 5 Crape Myrtle trees and 1 Ligustrum tree in the center walkway planter are located at ground level and they will remain in place as they are not sitting on top of the basement garage roof deck. They are planted in natural ground, which is a wonderful thing as this is the environment that they prefer. However, possibly 70 trees/palms may need to be removed so the inspection, restoration and waterproofing of the top of the basement garage roof deck can proceed. During the planning of this large project, the Association evaluated the possibility of removing the trees in a way they could survive until work was completed and then returned to our landscape. This article is to advise residents why we are not able to save them.

As mentioned in another article in this series, our 19 Southern Live Oak trees are planted in raised-wall planters that are way too small (only 5 ½ feet wide) for them to grow properly. Once the roots start wrapping around the inside of the planter (called "girdling"), the tree can no longer grow properly. Arborists advise that even if you prune the roots prior to replanting it, once roots have lived for a few years with their roots girdling, they will no longer grow properly even if moved to a suitable planting site. Regarding the 9 Bismarck Palms along Valencia Ave., about 3 years ago we had to prune the roots on one of them just on one side to replace an expansion joint located in the concrete roof deck below the root ball. While pruning of all roots is a normal step prior to relocating a palm, just this partial pruning nearly killed the palm as all palm fronds died. We thought it was dead, but about a year later a new palm frond appeared – a miracle! Bismarck palms are sensitive and will not tolerate full root pruning.

Even if the above difficulties did not exist, the cost of attempting to save our trees and palms would more than triple the cost of chopping down the tree/palm and planting a new one. The process of attempting to save a tree/palm for relocation involves contracting with an arborist to prune the roots around the trunk, waiting a few weeks to see if new roots start to grow, hiring a crane to lift it out of the ground, wrapping the root ball with burlap, hauling it to a nursery where it can be watched and watered for 6-12 months, and then bringing it back to its new planting site using a crane to lift it into place. Even if we had the funds to undertake this process, there is no guaranty that our trees/palms would sur-

vive. Our only prudent course of action is to chop the trees/palms down, chip them into mulch, and buy new ones that are suitable for our planter dimensions. Finally, our expenditure for new trees is best managed by purchasing younger trees/palms that will have a longer life at Biltmore II, rather than paying 3X as much for possibly saving a tree/palm that is already 20-30 years old.

It is regrettable and sad that trees and palms that grace our property must be sacrificed, and this is not happening without evaluation of trying to save them. Hopefully, this information will help you understand why this is not possible.

Bob Petzinger – Editor & Chair-Landscape Task Group

AUTOMATED SLIDING FRONT LOBBY DOOR

During the first year of the COVID-19 pandemic, a task group appointed by the Building Committee evaluated options to replace or repair the front lobby doors that were in poor condition and were no longer produced. The recommendation to replace the manual doors with an automated impact glass sliding front door, which offered the added benefit of no contact entry/exit, was accepted. After competitive bidding, ASSA ABLOY Entrance Systems was selected, and the BOD approved the contract in December 2020. The manufacturer (and installation and service provider) is the global leader in access solutions. In its current form, it was created in 1994 when Swedish security firm Assa AB combined with Finnish high security lock manufacturer Abloy Oy. Since then, the firm has made over 200 acquisitions, including USA companies such as Yale Lock, Chubb Locks and MEDECO. It has over 48,000 employees and operates in 70 countries. The door for Biltmore II was manufactured and has been waiting for City of Coral Gables permit approval for about 8 months. Just last month (September 2021), the city notified the manufacturer that the permit roadblock was cleared, and permit approval was expected soon (as of the writing of this article). Soon after permit approval occurs, our manager will coordinate an installation date with ASSA ABLOY. Residents will be notified by management as soon as the install date is set.

ELEVATOR PROJECT

As reported several months ago, the Association contracted with KONE to refurbish all four elevator cabs over an 18+ month contract. KONE is a global leader in the elevator and escalator industry with about 60,000 employees worldwide. It has serviced Biltmore II's elevators for many years. Residents haven't seen the KONE technicians lately as their work has shifted to the elevator rooms located on the roof. Above the east and west elevator banks, there are cinderblock, cement, and steel beam structures. These rooms contain the powerful motors and other equipment that raise, lower, and control the elevators. Since the arrival of the large crane several weeks ago, new motors and other equipment were raised to the roof, so work is continuing even though it is out of sight. This project is being monitored by Compass Elevator Consulting Group, LLC, the company that the Association hired to be its owner's representative to oversee this project. Its senior consultant, Mr. Charles Richter, conducted an on-site assessment this past month and concluded that work is about 2 months behind schedule. KONE's work on the east-side passenger elevator is now expected to complete in December 2021. Even with this delay on the first elevator, KONE is expected to complete the entire project on time. The problems that KONE cited for this delay are not expected to reoccur. The Association is protected by a contract clause specifying liquid damages if KONE fails to complete the entire four elevator project on time. Both parties seek on-time completion, so elevator service is returned to full capacity for the benefit of all residents (The photos below show the east-side rooftop elevator room and the new green motor for the east-side passenger elevator).



Bob Petzinger - Editor

Project Management Support

In September 2021, the Board of Directors (BOD) selected EC Consulting Partnership for Project Management support that would be available to the Association and its management on building projects as might be needed. A task force appointed by the BOD evaluated over a period of several months a variety of project management firms. Ultimately, it selected EC Consulting Partnership. The principal is Mr. Eddy Cocina, who earned a BS-Structural Engineering degree from Vanderbilt University in 1998. He has 23 years of project engineering and project management experience and founded the EC Consulting Partnership in 2010. Mr. Cocina and his firm has previous contract experience with Biltmore II, so he has familiarity with Biltmore II's building infrastructure. Unlike other project management firms considered for this contract, Mr. Cocina's firm was the only one to bill his firm's services as they may be required. This is very desirable for the Association as project management support help will vary as the projects progress through several stages. -- Bob Petzinger - Editor



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2021 HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT

Saturday November 6, 2021: 9 a.m.-12 p.m. (City Hall Parking: 405 Biltmore Way)

Please note: Times and dates are subject to change

Recycle Your Old Electronics and Large Cardboard boxes, Dispose of your Household Hazardous Waste and Shred Your Sensitive Documents

During the City's bi-annual Household Hazardous Waste Collection Events, please stop by the **City Hall Parking Lot at 405 Biltmore Way from 9 a.m. to 12 p.m.** to recycle your old electronics, dispose of household hazardous waste in an environmentally friendly manner, and shred any sensitive documents safely and securely onsite. Any electronic item that has a plug or takes batteries is eligible to be recycled. Coral Gables residents can drop off their household hazardous waste (ex: paint cans, pool chemicals, compact fluorescent light bulbs, cleaners, oils, batteries, and household pesticides). **Items such as medical waste, ammunition and tires WILL NOT be accepted at this event.** Please note that due to the expected volume, attendees are limited to

shredding up to 5 standard sized office boxes (15"X12"X10") per vehicle. This is to allow all participants an opportunity to shred their sensitive documents. Residents are also encouraged to bring any large boxes or pieces of cardboard to the event and the City will ensure they get recycled properly. The process is quick and easy. All you have to do is pull up in your vehicle and staff will be on hand to help unload your items. **Please be prepared to show proof of Coral Gables residency.** As a result of the collection events over the last 6 years, the city has been able to collect and divert 290,000 pounds of electronic waste, household hazardous waste and paper from entering the landfills. The HHW collection events are organized through Keep Coral Gables Beautiful and in partnership with the Coral Gables Sustainability Advisory Board and the City of Coral Gables Police and Public Works Departments. **For more information on the event please call 305-460-5008.**

Please note: Items will not be accepted before 9 a.m. or after 12 p.m. the day of the event.

Just a few reminders for the event:

- All participants must enter the event through the Coral Way entrance to the City Hall Parking Lot.
- The event will open promptly at 9 a.m. and close at 12 p.m. We will not be able to accept any items before 9 a.m. or after 12 p.m.
- Please be prepared to show your ID.
- For electronics, anything with a plug or that takes batteries will be accepted.
- Household Hazardous Waste items that will not be accepted include medical waste (you can take any expired or unwanted prescription drugs to our drop-off location on the first floor of the police station located at **2151 Salzedo Street**), fire extinguishers, ammunition, tires, etc. Other additional unacceptable items are listed below.
- For paper shredding, a maximum of 5 standard sized boxes per vehicle will be accepted to ensure all attendees have an opportunity to participate.
- Attendees are encouraged to bring any large cardboard boxes to the event to be recycled.
- Styrofoam is not being accepted at the HHW Collection Events. Please dispose of Styrofoam in your regular household garbage

Common unacceptable materials include:

1. Biological/Infectious Waste (i.e., sharps)
2. Radioactive Materials
3. Styrofoam
4. Tires
5. Appliances
6. Non-Propane Cylinders
7. Smoke Detectors
8. Fireworks/Explosives/ Ammunition
9. Reactive Materials Requiring Stabilization
10. DEA Regulated Substances

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NEWSLETTER COORDINATOR NEEDED

The Biltmore II Condominium Association seeks a resident volunteer to serve as NEWSLETTER COORDINATION to produce the monthly newsletter that is sent to all owners/residents.

DUTIES

- Coordinate content creation with Subject Matter Experts.
- Edit articles written by others (grammar, spelling, clarity).
- Remind article writers of copy due date.
- Assemble monthly articles for Association review.
- Process edits from the above review.
- Submit articles to publisher.
- Edit publisher's 1st newsletter draft.

SKILLS REQUIRED

- English grammar, spelling, punctuation
- Basic computer operation
- Microsoft WORD
- Email



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