

# BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 14 Issue 2

November 2021

## BILTMORE II CONDO

600 Biltmore Way  
Coral Gables, Florida 33134

### Board of Directors 2021

**President**.....Erin Anding  
**Vice Pres.** ..... Amadeo Molinos  
**Treasurer** ..... Reinhard Benditte  
**Secretary**.....Dr. Alan Ezrin  
**Director** ..... José Donis  
**Director** ..... Rachel Lauzurique  
**Director** ..... Monique 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.



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## MANAGER'S CORNER



With the Holiday season upon us, let's review the Guests & Visitors Regulations.

- Guests and Visitors invited by Residents for hospitality in their Units or to a function in the common area and independently entering through the front door entrance of the condominium building must be cleared by the front desk Concierge upon entering.
- Guests may reside in Units of Residents during either the occupancy by or absence of the Owner or Resident. In either case, guests are subject to the same rules & regulations that apply to Residents. This permission shall not be interpreted to allow the short-term rental of a unit.
- Residents shall notify Management if guests are to occupy their units during their absence. This notification shall be in writing and must include names of guests (including children), arrival and departure dates. The manager must authorize the request and copy of such authorization shall be given to the concierge at the front desk.
- Time limits are imposed on guests occupying a Unit in the absence of the resident. An initial occupancy limit for guests is 30 consecutive days. Two extensions, each for 30 additional consecutive days, may be obtained from the manager on an individual basis. Occupancies by guests during absences of owners or residents in excess of 90 days per calendar year shall not be allowed. Owners and residents are required to inform their guests as to these rules & regulations for guidance during their stay.
- Residents may have a maximum of four (4) Guests or Visitors, including adults and minors using the pool area at any one time on any day, including Saturdays, Sundays, and holidays. Residents must be present at all times with their visitors.

**HAVE A SAFE AND HAPPY HOLIDAY SEASON**

## TREASURER'S REPORT

(September 2021 Financials)

### Income/Expense

The month of September shows a net surplus of income vs. expenses of \$17,248, bringing the year-to-date income surplus to \$101,450. The main reasons for the September surplus are lower Professional Fees and lower Maintenance Expenses than planned. Having worked on our budget for 2022 and reviewing the forecast for 2021, I hereby correct my previous estimate. The way our Financials stand, we will have a surplus of approx. between \$10,000 and \$20,000 by the end of the year. Please keep in mind that the forecast for year-end assumes that we will be starting with the EV Infrastructure Project in 2022 and not in 2021.

### Collections

We are steadily improving regarding outstanding Maintenance Fees (\$4,917 at the end of September) and Special Assessment payments (\$7,595 at the end of September); **Unit owners who are late with their payments, PLEASE catch up now – by the end of November. Please look at your account statements or talk to the Administration so that all outstanding payments are resolved. It is important that the Association ends the year with all units paid-in-full.**

### Funding at the end of September

The funds as per Balance Sheet is showing in our operating bank accounts, including petty cash, an amount of \$588,000. As for Reserves, we have \$2,820,000 of funds available in our regular Reserve bank accounts. Regarding our Special Assessment, the funds available in our bank account amount to \$849,000.

*Please note: The headline of the October Report referred to Funding at the end of March instead of end of August. My sincere apologies for this mistake!*

### Budget 2022

We are in the process to finalize the Budget for 2022 by mid-November, which will enable us to have a membership meeting on the budget latest by mid-December. The Board will communicate the actual date once the date is finalized. Also, we received last week the final 2022 Reserve Study Update by Dreux Isaac, our Reserve Study independent consultant, which allows us to include the contribution to the Reserves into the budget.

*Reinhard Benditte – Board Member & Treasurer*

## SOCIAL CLUB

### EVENTS RETURN!

With the removal of COVID-19 restrictions by the Board of Directors, Social Club events are now on the calendar for November and December 2021. They are as follows:

#### MONTHLY MOVIE NIGHT

- Monthly Movie Night with popcorn and sodas in the Social Room are back! The November 10<sup>th</sup> showing of **THE MONUMENT MEN** will have passed before you receive this newsletter, but management will post a notice on the bulletin boards for all future Movie Nights. At the time of writing this article, the December movie is the 1954 musical film **White Christmas**, starring Bing Crosby, Danny Kaye, Rosemary Clooney, and Vera Ellen. The date was not set at the time of publication, but it will be posted several days before the showing.
- No reservations required.

#### TREE LIGHTING CELEBRATION

- November 28th, 6 pm; Lobby.
- Refreshments.
- Sign up at the Concierge desk.

#### HOLIDAY PARTY

- December 12th, 6-9 pm; Social Room.
- Catered event with appetizers, drinks, and music.
- Sign up at the Concierge desk.
- Max 2 guests per unit - \$30.
- Single residents may bring a guest FREE
- Fee paid in CASH at entrance.



## NEW RESIDENTS

**Lauren Heggstad**

**Atilia Balestrini Lamas**

**Aakar Brahmhatt and Paula Rodriguez Ossa**

## AUDUBON'S "LIGHTS OUT" PROGRAM

Millions of songbirds fly over Miami every spring and fall as they migrate between their nesting habitat to the north and their wintering habitat to the south. Songbirds typically migrate at night so they can take advantage of cooler temperatures and calmer air as well as avoid being eaten by hawks and other night birds of prey. Nocturnal migrant birds use a variety of navigational aids, including magnetic fields and the stars, to keep them on course. Migrant songbirds flying at night over brightly lit cities are often unable to use the stars as a navigational aid. The bright lights of tall buildings may disorient birds, forcing them off course or making it more likely that they will collide with a building. An estimated one billion birds die each year in the United States due to collisions with buildings.

National Audubon Society's **Lights Out** program, which raises awareness of the dangers that urban lights pose for migrating birds, is currently operating in 39 cities in the United States (Miami will be the 40th). Audubon and partners created the first Lights Out program in Chicago in 1999.

Bird collision data collection in Miami-Dade County will commence in Fall, 2021. In addition to providing a sense of the scope of bird mortality in the county as a result of

collisions with buildings, the data collected during this campaign should also help us to better understand which bird species migrating over Miami are most likely to collide with buildings, the time of year or time of day when collisions are most likely to occur and the types of building lights or windows that are most likely to result in collisions.

**Lights Out** programs became popular in the United States more than a decade ago. **Lights Out New York** has been active since 2005. More than ninety of the city's buildings have signed on, including such iconic properties as Rockefeller Center, the Chrysler Building, and the Time Warner Center. "I think that Lights Out is really a win-win sort of solution," says Adriana Palmer, coordinator of New York City Audubon's Project Safe Flight. "It's a clear benefit to the birds, but for the buildings, any time they are turning off lights they are also saving energy and money."

It is not clear what Miami's involvement will mean for buildings like Biltmore II and other buildings in the county. The Coral Gables cityscape may not be tall enough to impact migrating birds. However, any justified reason to lower energy consumption would be beneficial. Stay tuned for further developments.



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## CINNAMON TOAST COCONUT CRUNCH

This simple crowd-pleaser is great for your holiday's signature cocktail, and all are available for delivery at LiquorSplit.

### INGREDIENTS:

1½ oz. Hard Truth Cinnamon Vodka  
1½ oz. Hard Truth Toasted Coconut Rum  
1½ oz. Hard Truth Toasted Coconut Rum Cream  
Cinnamon & sugar, for rim

### CRAFT:

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!

Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into to a serving vessel, and mix well. Serve chilled.



## New Sliding Front Door Installed

The new lobby front doors were installed on October 14-15, 2021. Feedback has been very positive to date. The front door and front desk staff are pleased that they can focus their attention on those needing help as opposed to opening/closing the door for those that do not need assistance. The doors provide several benefits, such as contact-free entry/exit. These doors are very air-tight, preventing leakage of interior cooled air when the doors are closed, unlike the old doors.

The new doors meet Miami-Dade County code for impact glass protection against wind and flying objects. Door activation is enabled by a scanning device located above the door that detects when someone enters a pre-set arc of distance from the door. The opening and closing is almost silent. The cost of the new door is just over \$20,000 and was paid from Reserve funds.



Robert Petzinger - Editor

## ASSOCIATION RESCINDS COVID-19 RESTRICTIONS

Based on recent Miami-Dade County COVID-19 case data, on October 25, 2021, the Association’s Board of Directors voted to remove all current COVID-19 restrictions throughout Biltmore II’s common-areas. These restrictions included mask wearing and elevator use. These Board of Director’s action affects all individuals - residents, employees, visitors, guests, and contractors. Infection cases and death rates are declining, but everyone should still follow CDC guidelines as they have enabled these improved results to occur – wash your hands frequently, try not to touch your face, wear a mask if you have underlying health conditions that put you more at risk, and follow CDC guidelines regarding vaccinations. The Association’s elected officials and management appreciate everyone’s compliance and patience during this tough time.

## FRIENDS HALLOWEEN PARTY



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## SOUTHSIDE & VALENCIA AVE. PLANTERS

The entire southside of Biltmore II's property sits on top of the basement garage roof deck. This includes all patios, pool, and planted areas. As reported in a separate article (*Trees and Palms*), one of the biggest changes will be replacing the 14 Oak trees along Valencia Ave. with Bridalveil trees. The 9 large Bismarck palms with silver palm fronds interspersed along Valencia Ave. will be replaced with new Bismarck palms. Also, the lush hedge that runs along the white fence is *Podocarpus microphyllus*. Fairchild Tropical Botanic Garden recommends this plant species as one of five hedge plants best suited for South Florida. It has done well in our landscape so the same species will form our new hedge. Also, Queen Emma Crinum Lilies have done well fitted into the curvature of the hedge – see pictures below. They will return in a similar position.



A major change will occur for the bed/planter at the west end of the pool. Today this long planter bed serves two main purposes - 1) providing a pleasing sight for residents using the pool and for those with units facing the pool, and 2) creating a privacy screen of the west parking area – see picture below. One problem today is the two raised-wall planters that contain Royal palms are too small for such a large palm. These will be replaced with a new shorter palm with silver palm fronds that form in three planes of palm fronds at the top of the palm's crown shaft. The common name is Triangle palm. It is native to Madagascar. The other problem is that the privacy screen is a wall of clusters of Areca palms, with each cluster spreading outward as it continually grows dozens of new palm shoots that will become 25' tall trunks. This palm is a maintenance nightmare as it requires weekly pruning and every few months a thorough removal of the oldest palm trunks. Unless the expense of frequent maintenance is performed, the resulting appearance is a wild, unkempt planter that is not the preferred aesthetic for our landscape. We seek

a manicured appearance with clean lines. The future design involves replacing the Areca palms with Weaver's bamboo. Benefits include 1) a clean, manicured appearance, 2) significantly less maintenance required, and 3) denser, but equally tall, wall of privacy. The top photo below shows the existing Areca palm cluster privacy screen. The picture below shows a Weaver's bamboo screen.



*Bob Petzinger  
Editor & Member  
Landscape Task Group*



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## Tips To Prevent Clogged Toilets & Sewer System

The Miami-Dade County Water & Sewer Department (WASD) removes monthly approximately 300 tons of items that should not be flushed into its system. You can help prevent sewer pipe breaks and wastewater overflows (including service calls to unclog waste pipes, toilets and drains in Biltmore II) by following the rule of the three Ps when flushing things down the toilet. Make sure to only flush “**Pee, Poop and Toilet Paper.**”

### Help Stop The Clog By Never Flushing These Items

- Fats/Grease/Oils (see *Can the Grease*)
- Cleaning Solutions
- Paint
- Wet Wipes
- Sanitary Items
- Paper Towels (including Tissues)
- Rags
- Cotton Swabs
- Diapers
- Dental Floss
- Medicines / Vitamins
- Bandages
- Cigarettes / Cigar tips
- Needles
- Food Items - Coffee Grounds, Eggshells, Butter / Margarine, Rice, Pasta, Flour, Fruit / Vegetable Skins, Fruit Pits, Orange/Lemon Rinds

### CAN THE GREASE

Recent studies have shown that most of the grease that is causing damage to the wastewater system comes from single-family, apartment and condominium residents. Be sure to get rid of fats, oils and grease the right way. After cooking, pour the grease into a metal can and let it cool. Then, seal the can and toss it into a garbage bin. Do not pour it down the sink or flush it down the toilet.

By Bob Petzinger – Editor

(from Miami-Dade County WASD article - <https://www.miamidade.gov/global/water/think-before-you-flush.page>)

## AROUND TOWN

### CORAL GABLES TROLLEY ADDS SATURDAY SERVICE

Trolley is a **FREE** transport service provided by the City of Coral Gables with assistance from Miami-Dade County’s half penny transportation surtax, Florida Dept. of Transportation, and the Metropolitan Planning Organization. Since inception in November 2003, the service has proven to be a convenient, accessible, affordable, and green transportation option used by 4,000 riders every weekday. The Coral Gables Trolley connects with the City of Miami Trolley on Flagler Street, Coral Way, and Grand Avenue. For additional information call (305) 460-5070 or email [trolley@coralgables.com](mailto:trolley@coralgables.com).

### SALVADORE PARK PLAYGROUNDS COMPLETED

Previously, the Newsletter reported that a new play area for children of all abilities was open for use. This past month, the old existing play area for young children was completely refurbished and is open for family enjoyment. The playground renovation and enhancement project is complete. This is Coral Gables most popular park and it is just 5 blocks from Biltmore II. Head west on Valencia Ave., cross Granada Blvd. and the park will soon appear on the right. Access is from either Columbus Ave. (west side) or Andalusia Ave. (north side).

### CITY OF CORAL GABLES e-news@coralgables.com

The City of Coral Gables' ENEWS is a way for City leaders to communicate directly with residents and businesses about City news, events, important projects, and other matters of general interest regarding City government. If you register for the service, ENEWS arrives in your inbox weekly. It is free of advertising. Those who sign-up for the service may unsubscribe at any time. Sign up for E-News by holding the Ctrl tab and then clicking on this link: [https://visitor.r20.constantcontact.com/manage/optin?v=0019-F1k886HmSdRYtKhrkj4W4twvUeVzwFuK7TSV2XCd-D4TE2P2unmjRycs3tvudxlt7swD8gQ6S9CL-cWRinsWuVLw5OjMv\\_2F2IR8e8u4o%3D](https://visitor.r20.constantcontact.com/manage/optin?v=0019-F1k886HmSdRYtKhrkj4W4twvUeVzwFuK7TSV2XCd-D4TE2P2unmjRycs3tvudxlt7swD8gQ6S9CL-cWRinsWuVLw5OjMv_2F2IR8e8u4o%3D)



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