



## TREASURER'S REPORT

(OCTOBER 2021 FINANCIALS)

### Income/Expense

The month of October shows a net surplus of income vs. expenses of \$5,171, bringing the year-to-date income surplus to \$ 107,819. The main reasons for the October YTD surplus are lower Personnel Expenses (see also night contractor as an offset), lower Misc. Administrative Expenses as some of these costs will be incurred in November, Lower Insurance Fees (the increase we should see in the last two months), Higher Utility Expenses due to consumption, higher Maintenance Expenses, but this is impacted by the Elevator Repair (there is an offset due to income from an insurance claim), and Higher Service Contract expenses given the use of a Nightly Contractor. Having finalized our proposed Budget for 2022 and reviewing the forecast for 2021, I expect the surplus to be reduced to \$58,498 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 have improved the outstanding Maintenance Fees (\$1,252 at the end of October). Unfortunately, the outstanding Special Assessment payments are going in the wrong direction and have increased since September (\$9,792 at the end of October); **Please review your account statements and resolve all outstanding payments by the end of the year. If you have questions, contact the Administration as soon as possible.**

### Funding at the end of October 2021

The funds, as per Balance Sheet, are showing in our operating bank accounts, including petty cash, an amount of \$602,000. As for Reserves, we still have a high level of \$2,880,000 of funds available in our regular Reserve bank accounts. Regarding our Special Assessment, the funds available in our bank account amount to \$814,000.

### Budget 2022

We have finalized the Proposed Budget for 2022, and the printing company has mailed the letters regarding the Proposed Budget for 2022 to the owners. The meeting for approval of the budget will take place December 15<sup>th</sup>.

## ELEVATOR PROJECT

### (Update)

The proverb "*Patience is a virtue*" means that it is a good human quality to be able to tolerate something that takes a long time. The refurbishment and modernization of our four elevators is a prime example of a long project that is testing everyone's patience and flexibility. The good news is that KONE Elevator's work on the first elevator (the east side passenger elevator) should complete by the end of 2021. Recently, City of Coral Gables inspectors conducted the first round of inspections and found the work done properly regarding City codes. Additional tests will take place in December. Once this elevator returns to service, it will become the temporary service elevator while the large service elevator is taken out of service for refurbishment and modernization. Since this passenger elevator will temporarily be doing the heavy lifting, its cab interior will not undergo modernization (new flooring, refinishing, or replacing wood interior walls, installation of an information screen, etc.) until the large service elevator is both refurbished and modernized. The Association does not want a new interior to be damaged while it is temporarily performing service elevator duty. Biltmore II's owner's representative is Mr. Charles Richter, Senior Consultant with Compass Elevator. He is an expert in elevator technology and operations. He regularly reviews status of the elevator contractors work quality and progress, and reports status to Association management. Please put the proverb into practice as this work continues throughout 2022. KONE Elevator faces financial penalties if it does not complete the work by the contracted completion date. The two months delay to complete the refurbishment of this first elevator, should be made up by the contractor as all permitting and other start-up problems have been resolved.

*Bob Petzinger - Editor*



## NEW RESIDENTS

Marcelo Vieco, and her daughter, Maya

Hans & Maria Alina Sauter

Don Hartman

Maria Galvis & Juan Guerrero, and their daughter, Isabella

Kenneth & Betty Fletcher, and their son, Jonathan

## ASSESSMENT PROJECT BEGINS

Watching Biltmore II’s beautiful landscape being removed is a heart wrenching spectacle, but this is the first step in addressing water penetration into the basement from the garage roof deck that lies below the trees and other plants, as well as being beneath the paver stone patios and pool.

About every 20-years, it is necessary to examine the deck and repair any cracks, post-tension cables within the roof deck slab that might need repair, replace old expansion joints that run between slabs to allow for expansion and contractions, and then to apply a new waterproof seal. This includes repairing the pool too. When restoration and waterproofing work is completed, a new landscape design (as reported in the newsletter for the past few months – a series of six articles with #6 included in this newsletter) will be installed. It is important to complete this project so the 50-year recertification of Biltmore II’s structure and electrical systems can occur in 2023, when it is due. This is essential work and careful preparations have been made.

This project, analyzed by the Building Committee and approved by the Board of Directors, chose Restoration Technologies Inc. (RTI) to perform the restoration and waterproofing work. Biller Reinhart Engineering Group is overseeing this project as the Association chose it to serve as its owner’s representative in order to assure that the contract is adhered to, and that all work meets building code.

In addition, Biller Reinhart Engineering Group will serve as the certifying agent regarding the 50-Year Recertification of Biltmore II.

*Bob Petzinger - Editor*



## Simple 5 Recycling Tips

### IF IN DOUBT, LEAVE IT OUT\*

1. **PAPER PRODUCTS:** newspapers, magazines, catalogs, telephone books, printer paper, copier paper, mail, and all other office paper without wax liners.
2. **CARDBOARD:** packing boxes, cereal boxes, gift boxes and corrugated cardboard. Flatten (by disassembling or just stepping on them) boxes before placing in the bin. \*\*\*
3. **CANS:** steel and aluminum food & beverage cans; aluminum bottles.
4. **DRINK CARTONS:** aseptic poly-coated drink boxes, juice cartons and milk cartons.
5. **BOTTLES:** (plastic & glass) - plastic bottles\*\* milk, water, detergent, soda, and shampoo (flatten and replace cap); glass bottles.

\*If In doubt, check out Miami-Dade County “RECYCLE RIGHT A to Z” website <https://www.miamidade.gov/global/solidwaste/recycling-a-to-z.page>

\*\* Numbers on plastics are no longer useful indicators of recyclability. Miami-Dade County recycles plastic bottle containers regardless of the number listed.

\*\*\* Cardboard must be clean with no food stains (pizza and other food-stained packaging are not recyclable).

### DO NOT LEAVE PAPER OR PLASTIC BAGS FULL OF RECYCLABLES IN THE BINS.

- Dump all recyclable contents into the tall green bins.
- Toss in empty paper bag.
- Discard plastic bags in the small TREASH container located nearby.

### IF YOU HAVE SOMEONE ELSE DISCARD RECYCLABLE ITEMS AND TRASH FOR YOU, PLEASE ADVISE THEM OF THESE RULES!

Soon, management will place new Recycling instructional signs in the 4 Basement Garage recycling center areas.

**Please help Biltmore II control costs and be better stewards of our environment. We seek to be the #1 recycler of all residential buildings in coral gables.**

*Recycle Task Group – Pedro Morales, Monique Selman, Bob Petzinger*

## POOL WATERPROOFING & UPGRADES

Biltmore II’s large pool is one of the distinguishing amenities of our residential complex. As you know, it just closed for several months as the garage roof-deck restoration and waterproofing project has begun after months of permitting and planning. A key part of this project, funded by special assessment, is fixing pool water leaks and other pool restoration elements. The south-side of the building, including the pool, is priority one for this large project. While this project was in its planning stage, a separate task group, led by Board of Director member Jose Donis, with the able assistance of Maintenance Supervisor Eduardo Mustelier-Sanchez, examined the condition of pool operating equipment and developed a plan, now Board approved, to replace or upgrade the three major mechanical components – pumps, filters, and heater. By installing these mechanical replacements and upgrades during the pool’s downtime for leak repairs and new waterproofing, no extra downtime will occur for the mechanical improvements described below.

The two 48-year-old pumps need replacement. The cast iron pump casings have corroded and developed leaks (cracks) that are becoming impossible to fix. After reviewing available options, the task group recommended that the Association purchase the identical pump, which is still available on the market, to replace the two existing pumps. These pumps have proven hydraulic capability and reliability. The approximate cost (for two pumps) is \$4,000. Eduardo and his team will install them as a maintenance activity.

The current natural gas heating unit has significant corrosion on its heat transfer surfaces, which reduces heat transfer capacity, resulting in increased gas consumption. Replacement is a necessity. Management ordered a new gas heater of the same capacity as the existing heater at a cost of \$22,938 (including installation) from Miami Pool Tech.

Our maintenance staff refurbished the existing diatomaceous earth (DTE) filters in the last 2 years (including replacement of the filter elements that hold the filtering material). Replacement of the filters requires significant engineering and plumbing costs since current building codes requires rerouting the backwash piping to the sanitary drain system when/if the filters are replaced. However, based on past reliable performance and recent refurbishment, the task group decided that filter replacement is unnecessary at this time. Maintaining the current DTE filters avoids having to re-engineer

the plumbing and installing new piping to divert water to the sanitary drain system as mentioned previously. Also, it is worth retaining the existing upgraded DTE filters as they produce water clarity unmatched by other filtration systems.

Eduardo and his Biltmore II maintenance team made significant contributions in arriving at the now approved solutions that yield significant cost savings (about \$38,000). Their ability to install equipment, such as the new pumps, eliminates the need for higher cost contracted labor. In addition, their ability to clean pool mechanical apparatus and perform preventive maintenance enables the Association to retain the existing filters, thus saving not only the cost of new filters, but also the engineering and contract cost for revisions to the plumbing system.

*Bob Petzinger – Editor*



### ALBANY HOMES CONSTRUCTION

*General Contractor*

Owned & operated by Biltmore II resident, Monique Selman

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## EAST & WEST PARKING PLANTERS

### (Last of 6 Articles on New Landscape Design)

A main objective for all planters is to select trees/palms that have a root structure suitable for small planter dimensions. We must avoid the current problem of Oak tree roots causing structural damage to planter walls along Valencia Ave. Another objective is to add trees or palms that have enough height to complement Biltmore II's large, towering structure. The challenge is to find trees and palms with substantial height but without a huge and aggressive root system. The landscape architect has designed a landscape that achieves these objectives.

In the east parking area, three Oak trees in north-facing parking lot planters blew down during hurricane Irma in 2017. The root system was too restricted and could not grow outward to support the canopy. In their place in the east parking area, the landscape developer will plant Florida-native Silver Buttonwood trees – see picture below on the left). The groundcover in most parking area planters will be Green Island Ficus, which has done very well in our landscape. The resulting image (see below left) taken in front of the Biltmore Parc condominium at 718 Valencia Ave. is what several east parking area planters will look like.



For planters close to the east wing of Biltmore II, the Landscape developer will plant double-trunk Solitaire palms. They reach a substantial height but have a slender trunk with modest palm frond size, so they will not block resident views. They are storm resistant and self-cleaning as palm fronds naturally fall off the trunk when they turn brown. See image above right. The drought resistant groundcover will be Green Island Ficus as shown in both images above.

In the west parking lot, the plan is the same – add more double-trunk Solitaire palms in planters that lost trees in storms, creating symmetry with the east parking planters. Most west parking area planters can accommodate three double -trunk Solitaire palms. The image of one west parking planter (shown below) indicates the design plan for the west parking area.

For planters located immediately up against the east and west building structure, the landscape developer removed the overgrown and root aggressive Ligustrum trees. These were a pruning nightmare and exceeded the capability of our current landscape maintenance company. A smaller tree species, Allspice (see image below) is planned, with Gold Dust Croton as groundcover (bottom image).



*Bob Petzinger – Editor & Ex-Chair-Landscape Task Group*



## 2021 EMPLOYEE HOLIDAY FUND

Dear Biltmore II Residents:

It is time of the year again and we are pleased to announce that the Employee Holiday Fund will continue. Please join us in making this a more joyful holiday season for our employees and their families. This is your chance to thank our staff for their loyal and dedicated service by contributing to the Employee Holiday Fund.

Please make your check payable to “Biltmore II Association” and outline on the “For” line: “Employee Holiday Fund”! Please place your check in a sealed envelope marked Employee Holiday Fund and put the envelope in the mailbox outside of the office. Receipts will be supplied only upon request! Please note that we can only accept checks, no cash please!

Traditionally, contributions have been received from approx. 75% of residents in the building and donations have ranged in average between \$100 to \$250. However, gifts of any size will be greatly appreciated. Contributions are voluntary and any information concerning your individual gift will remain confidential. As we need to comply with tax requirements which will have an adverse impact on the check amount to our staff, we like to encourage more residents to participate in the Holiday Fund Drive.

We thank you in advance for your participation and wish you peace and joy during the holiday season.



Rachel Lauzurique • Steve Lehrmann • Harriet Brookman

## Biltmore II Condo Association Chooses Independence

In October 2021, the Newsletter reported that members of several condominium associations in the Biltmore Section (our neighborhood) of Coral Gables were starting to organize 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. Also, the Newsletter said that the Biltmore II Association appointed unit owner Pedro Morales to serve as its representative to the Biltmore Condominiums Coalition, as well as being its representative to the Biltmore Way Streetscape project. After taking part in efforts to organize the new Coalition organization, our Association decided it was best to remain independent from other condominium associations. Mr. Morales will continue as Biltmore II’s representative to the City of Coral Gables staff and its elected officials about the Biltmore Way Streetscape project. Also, he will monitor actions of the new Coalition in search of finding issues of common cause. As the largest residential complex in the Biltmore section of Coral Gables, our Association’s leadership feels it is more helpful to express our own views directly to the city officials and not through another organization.

Bob Petzinger - Editor

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