

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 14 Issue 8

May 2022

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2022

President.....Erin Anding
Vice Pres. Amadeo Molinos
TreasurerReinhard Benditte
Secretary.....Dr. Alan Ezrin
DirectorJosé Donis
Director Pedro N. Morales
DirectorMonique Selman

OUR STAFF

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

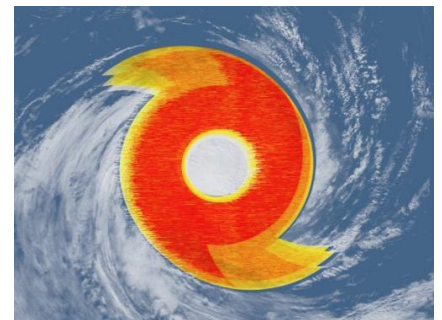


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MANAGER'S CORNER

Are You Ready For Hurricane Season?

- Don't 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. Before the storm, fill up your vehicle's gas tank to avoid long lines.



- Anticipate the loss of power. Please keep in mind that if we lose power the elevators will only function 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 have to 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](https://www.facebook.com/cityofcoralgables)), twitter (@citycoralgables) <https://www8.miamidade.gov/global/emergency/hurricane/home.page>
- 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; Remove all items off the balcony Secure your hurricane shutters
- As a last resort, should you need assistance to remove objects off the balcony and secure your hurricane shutters, you must contact the management office in advance of the storm.

Continued on page 2

Manager's Corner
(cont. from page 1)

Fees:

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. The Association is responsible to secure all common areas.

HURRICANE SHUTTER INSPECTIONS

With the current strict requirements by our property insurance carrier. Shutter inspections and service will be provided this year by a licensed and insured shutter company. Inspections dates are as follows:

Monday, May 9, 2022

Penthouse/12th floor

Tuesday, May 10, 2022

11th floor/10th floor

Wednesday, May 11, 2022

9th floor/8th floor

Thursday, May 12, 2022

7th floor/6th floor

Friday, May 13, 2022

5th floor/4th floor

Monday, May 16, 2022

3rd floor/2nd floor

ALL UNITS MUST PROVIDE PROOF OF INSPECTIONS BY A LICENSED AND INSURED SHUTTER COMPANY

Concierge Highlight
RAY LLAMAS

Meet Ray Llamas, on our concierge team! Ray has been with us for 5 years, taking great care of us along with his fellow concierges.

A little bit about Ray: He comes us to from another concierge role, and has managerial experience, having worked for SONOCO in retail and gasoline sales. He is a native of Cuba, emigrating in 1965, and becoming a USA citizen in 1980. He loves Lasagna, so we have to wonder about his true heritage: Italian-Cuban! He loves basketball and coached his son's team. He roots for the HEAT and CELTICS. He roots for the Pittsburg STEELERS.....just loved Terry Bradshaw and the gang.

He enjoys the "ambiente" here at Biltmore II: the residents, architecture, and his co-workers!

Thanks for your good work Ray!

Pedro N. Morales







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TREASURER'S REPORT

By Reinhard Benditte
(March 2022)

INCOME/EXPENSE

The month of March shows an income of \$ 5,704 (difference income less expenses). The Income shows a negative variance of \$5,946 as expected. This is mainly due to the fact that the Board had decided to return the forecasted surplus to the unit owners by reducing the Maintenance Fee accordingly. There have been no other major negatives. On the positive side, there were lower Misc. Administrative Expenses in the amount of \$ 2,043, lower insurance expenses in the amount of \$2,403 and lower Maintenance Expenses in the amount of \$6,002.

Please note that the forecasted deficit of -\$58,498 (returning the forecasted surplus from 2021 to the owners) will unfortunately increase to -\$115,000 as the insurance premium to be paid as of mid-May 2022 has been forecasted to increase by 59% vs 25% as planned in the budget for 2022. Since the actual surplus in 2021 will be higher than forecasted and is expected to be slightly above \$120,000 (after our auditors have finalized their review and made the required adjustment), the forecasted increased deficit should be covered by last years surplus.

COLLECTIONS

We continue to be in relatively good shape with regard to the normal Maintenance Fee; the overdue account shows an amount of \$799. As in prior months, we still have a number of owners who need to catch up with their Special Assessment payments; currently we are seeing a slightly decreased amount of \$8,904 being overdue vs. February. **In fairness to all owners who have been paying on time, I would like to ask all owners who are delinquent to provide the Association with the outstanding payments.**

FUNDING AT THE END OF FEBRUARY

As per the Balance Sheet, the funds showing in our operating bank accounts including petty cash are an amount of \$533,000. As for Reserves, we have a very high level of \$2,890,000 of funds available in our regular Reserve bank accounts. With regard to our Special Assessment, the funds available in our bank account amount to \$1,04,000.

RESERVES AND DIESEL TANK REPLACEMENT

As you know, we have included in the Reserve Study for 2022 a project "Generator Fuel Tank" in the amount of \$126,000. The amount covers the replacement of the Diesel Fuel Tank being installed in the basement. As outlined last month, the existing fuel tank has been leaking causing an environmental impact. This work will, based on the current assessment, add additional cost of \$95,000 to the "Generator Fuel Tank" project. For the time being, we might be able to cover these costs with the existing funds. However, we may need to add these costs to the Reserve contributions in the 2023 budget which will adversely impact the monthly fee paid by each owner.

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SOCIAL CLUB NEWS

Mr. Dawson lectures at the O.L.L.I. Division of U of Miami. He performed “Galileo” for us in Biltmore II Social Room. About 20 residents attended the very interesting and well performed “sketch” of this great man.

Mr. Dawson teaches a course called “Triumphs and Tragedies of Great Men of History.” He plays over 200 well researched famous men in the first person, making them come to life as he tells their life stories. He also brings items which may have been important in their lives and in the historical periods in which they lived. As the course description says: part History Channel, part theater.

Olga Del Valle, Social Committee



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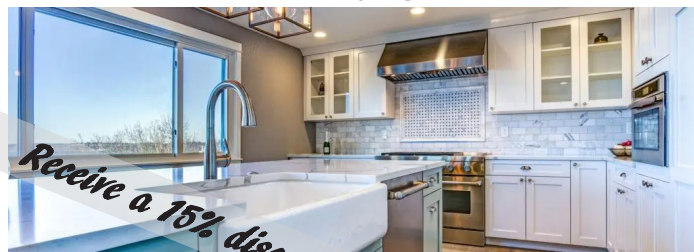
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BILTMORE WAY STREETSCAPE UPDATE

At the City Commission Meeting of Wednesday, April 26, 2022, a resolution was passed to secure Dover, Kohl and Partners for planning services for Biltmore Way Streetscape public engagement. They will proceed to engage public and city officials input and develop 3 design plans. After open review and critique, one design will be selected to be the guiding plan for the streetscape. It would be my best guess that the final design will be approved by early October 2022.

You may want to look up Dover, Kohl, and Partners on the internet, www.doverkohl.com, and select the link, "Our Work." They have created very impressive plans and results for many municipalities.

More to follow, and I will keep you apprised.

Pedro N. Morales

Package Pick Up at Front Desk

In summary... Please be sure that the concierges have your current email address and/or cell phone number so that they can notify you that your package has been delivered to the front desk. As soon as a package is delivered for you, it is entered in their system. The concierges will contact you by phone or automatically send an electronic notification to you on a daily basis, until you pick it up. **No item shall be left to accumulate for more than 3 days.**

Please note that BILTMORE II offers this service to its residents only. Any resident who receives packages on behalf of non-BILTMORE II residents and abuses the system at the expense of his neighbors, may lose delivery privileges. For example, it is not allowed to receive Christmas packages for your family and friends who do not reside in BILTMORE II and provide them with a "safe and protected delivery address." Packages not addressed to residents will be returned to sender.

Biltmore II Rules & Regulations



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Photos Courtesy of Jose Jaudenes



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Every Pour Helps a Pup.



INGREDIENTS

- 2 oz Good Boy Vodka
- 5 oz ginger beer
- 0.5 oz lime juice

DIRECTIONS

Combine vodka and ginger beer in a copper mug or highball glass filled with ice. Add lime juice. Stir gently and garnish with a lime slice.

GOOD BOY
V O D K A

GOOD BOY
V O D K A

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