

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



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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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MANAGER'S CORNER

PROCEDURES FOR ASSOCIATION APPROVAL OF MODIFICATIONS/ALTERATIONS TO UNITS

Modifications or Alterations to a condominium unit cannot be undertaken by a unit owner without prior approval by the Association. These procedures have been designed to assure that we preserve the architectural integrity and safety of our building and comply with the City of Coral Gables Building Code and other applicable laws including your Condominium Declarations.



Before undertaking any modifications, a unit owner **MUST** complete the application forms and provide associated sketches or drawings of the planned modifications together with the contractor's license, insurance and permits for all electrical, plumbing, flooring. No construction will begin until City of Coral Gables permitting has been received. Once the completed application is submitted to the Association office, it is reviewed and forwarded to the Building Committee for review and approval. The Building Committee meets 1 time per month. The Association has now added requirements for installation of impact glass for windows and doors as well as the removal of shutters. These modification applications are available on the Association website.

Errors and Omissions

We apologize to David Pearson when we did not catch a publishing error on the article "David Pearson, Author and Publicist." "Mollie is his lovely Cavalier King Charles Spaniel and "Maggie" is his daughter.

Driveway Tiles Breakage

Why do the tile on the front driveway break....and what are we doing to solve this problem?

Tiles are breaking at an increasing rate according to Eduardo Mustelier, our Maintenance Manager & Engineer. Some of the tiles are originals and could be close to 50 years old. They have reached their useful life. It is not just tiles breaking at or near expansion joints as in the past. Now, we are seeing more water penetration, which leads to tiles being loosened and the base being destabilized. This results in breakage.

So, what are we going to do to fix this problem? We have hired the architectural firm Bellini, Pratt and Fuentes to provide design services to develop options for building exterior paint color and driveway material and color. For driveway replacement, the material selection will take into consideration durability and non-slip properties. The development work will be closely monitored by Biltmore II representatives to insure the options presented will satisfy our needs. This will be addressed in early-mid 2023.

From discussions with Eduardo Mustelier, and Jose Donis, Building Committee Chair.

Pedro N. Morales

Biltmore Way Streetscape Update

Our city commissioners met Tuesday, June 28, 2022, and item G-7 was addressed: *Update and discussion regarding scope and timeline for Dover, Kohl, and Partners architects plan for Biltmore Way streetscape.*

Dover, Kohl, and Partners is the architectural firm that has been chosen and contracted to plan the Biltmore Way Streetscape. It is domiciled in Coral Gables and is recognized as a leading firm, focusing on revitalizing traditional towns, building great new places, growing neighborhoods, and fixing sprawl by design. Beginning in September, they will begin soliciting input from residents, city professionals, and local businesses. From this input, they will lay out 3 comprehensive designs for Biltmore Way. Public forums will be held, along with the creation of a City of Coral Gables “Biltmore Way Streetscape Project” website. It is currently being constructed, and it is intended to be operational in July. This will be a very important communications tool on this subject.

This is a concrete first step.

We will continue to work with our neighbors, city officials, and leaders to be sure that the streetscape becomes a reality, after a final design is accepted.

Stay tuned.

Pedro N. Morales

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TREASURER'S REPORT

By Reinhard Benditte
(May 2022)

INCOME/EXPENSE

The month of May shows a net income of \$ 17,631 (difference income less expenses). Unfortunately, this result is overstated by approximately \$15,000.00 due to a bookkeeping error. This error affects the income of late fees being (which are overstated) and that error will be corrected in June. Consequently, the Income side (Maintenance Fee, Reserve Contribution etc.) shows a positive variance of \$9,076. Considering the error it should have shown a negative variance of approximately - \$6,000. The negative variance is mainly driven, as outlined before from the Board decision, **to include the forecasted surplus by reducing the budgeted Maintenance Fee accordingly.** The other item impacting the negative variance is due to no billings yet to any owner for the EV Infrastructure Charges.

On the positive side, Human Resource Expenses were lower by \$2,445, higher Professional Fees in the amount of -\$3,979, lower Misc. Administrative Expenses in the amount of \$2,770, lower insurance expenses in the amount of \$2,403, lower Utility Expenses in the amount of \$7,256 and lower Maintenance Expenses in the amount of \$8,296 (variance mainly from the contingency sum and the outstanding EV Infrastructure investment). The Service Contracts Expenses were higher in the amount of -\$10,637 which is mainly due to the Nightly Contractor expenses and the Hurricane Shutter Inspection in May.

Given all the information know today, the forecasted deficit will, as outlined before, be around and known minus -\$118,000 and should be compensated by the actual 2021 surplus provided this surplus will be confirmed by our auditors once their audit has been finalized.

COLLECTIONS

We are in very good shape with regard to the collection of the normal Maintenance Fee. **Thank you all for paying the normal Maintenance Fee on time!**

As in prior months, we, unfortunately, have a number of owners who still need to catch up with their Special Assessment payments; currently we are still seeing an amount of about \$7,900+ as overdue receivables. **Quite frankly, I have no understanding why these few owners (five in total) are not paying their dues. That is, in my opinion, unfair to all owners who have been paying their share of Special Assessments on time. I ask these five owners to live up to their responsibility and provide the Association with their outstanding payments.**

Funding at the end of February

The funds as per Balance Sheet is showing in our operating bank accounts (including petty cash) an amount of \$595,000. As for Reserves, we have a very high level of \$2,630,000 of funds available in our regular Reserve bank accounts. With regard to our Special Assessment, the funds available in our bank account amount to \$1,100,000.

RESERVES AND DIESEL TANK REPLACEMENT

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, latest with the budget for 2023, we will need to add these costs to the Reserve contributions which will adversely impact the monthly fee paid by each owner.



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SAFETY – “A NEW MOVE FORWARD IN SAFETY”

Here is a summary in case you did not read the Miami Herald May 27, 2022 article, “A major move forward in safety. A look at how condo reforms will work.”

“For the first time, the state will require condos to conduct regular inspections with strict requirements to build sufficient cash reserves to cover structural maintenance and repairs. What’s more, the state’s 4.5 million condo dwellers and the general public will find out the true condition of the aging but critically import stock of condominium residences.

It starts almost immediately: Under a law approved unexpectedly and unanimously by the Florida Legislature this week and signed in to law Thursday by Governor Ron DeSantis, that association boards governing all condo and cooperative buildings taller than three stories will have until the end of 2024 to complete base line inspections to determine current and future structural maintenance and repair needs.

And then boards would calculate an amount of money to be collected from condo owners to cover any repairs.....”

No longer will “kicking the can down the road” be permitted. Thoroughly and professionally addressing funding for all repairs and maintenance is now a law.

Check the Miami Herald website and look up the entire article for more details. A good read.

Pedro N. Morales



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NO DUMPING!

Please be courteous to your neighbors below and **do not dump water, cigarettes, or other debris off your balconies to the grounds below.** This is a clear violation of our Rules and Regulations and subject to a fine (Rule # 7.10). Also, please be sure that your housekeepers are aware of this.

Thank you.



NIGHT AT THE CINEMA

Coral Gables Commissioner Kirk Menendez hosts free monthly screenings of classic movies for adults ages 40+ at the Coral Gables Art Cinema. Save the date for the following upcoming movies:

- Saturday August 21 Love and Death
- Saturday September 3 All The Presidents Men
- Saturday October 29 The Omen
- Saturday November 5 Blazing Saddles
- Saturday December 3 TBD

Monique Selman

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HARD TRUTH

About Hard Truth Toasted Coconut Rum: Hard Truth Toasted Coconut Rum pairs our classic white rum with the deep, rich flavor of house-toasted flaked coconut, cane sugar, and natural sea salt for a balanced and versatile spirit that is delightful to drink on its own, or as the featured spirit in an island-inspired cocktail.

Toasted Coconut Rum Lemon Shake Up: Easy to make with simple ingredients, this lightly sweet, refreshing cocktail a cocktail could not be more satisfying on a sunny day. Lemon, sugar, ice and water are the only companions toasted coconut rum needs to be the perfect summer cocktail.

TOASTED COCONUT RUM LEMON SHAKE-UP

INGREDIENTS:

- 2 oz. Hard Truth Toasted Coconut Rum
- 6 oz. Cold water
- 1 Tbs. Granulated sugar
- Juice of one lemon, plus half the lemon itself

CRAFT:

1. Add Hard Truth Toasted Coconut Rum, lemon juice, half-lemon, water, and sugar to pint glass, then top with ice.
2. Cover with bar shaker, making sure the two fit snugly together, then shake to incorporate all ingredients.
3. Remove the bar shaker, and serve with a straw.



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