

# BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 14 Issue 11

August 2022

## BILTMORE II CONDO

600 Biltmore Way  
Coral Gables, Florida 33134

### Board of Directors 2022

- President**.....Erin Anding
- Vice Pres.** ..... Amadeo Molinos
- Treasurer** .....Reinhard Benditte
- Secretary**.....Dr. Alan Ezrin
- Director** .....José Donis
- Director** ..... Pedro N. Morales
- Director** .....Monique 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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## MANAGERS CORNER

### CLUTTER REMOVAL

Dear Residents; We received numerous calls since our June newsletter regarding the removal of unwanted furniture and items stored in the common area storage rooms. Our common area storage rooms are extremely cluttered with items. If you have not used a piece of furniture and or items in the past year, have them picked up by; 1-800-GOT-JUNK or contact Waste Management at 786-450-5699 to schedule a special collection pickup. We need you to declutter the storage rooms. We are asking that all residents visit their storage rooms to evaluate what you are currently storing and what you could and should eliminate.



### SHUTTER REPAIR/REPLACEMENT REMINDER

If you received a shutter repair/replacement request during the inspections in May, please make sure you provide our office with proof of shutter repairs and or replacement. This is mandatory in accordance with our Declarations. These repairs and or replacements were requested to be completed by end of July 2022. You were given the opportunity to contact any shutter company service provider of choice. If you have provided us with the proof, please disregard this reminder. For those who have yet to submit proof please do so no later than Friday, August 12, 2022. Further delay may result in receiving a letter from our Association counsel at owner's cost.



## Front Driveway More on Driveway Tile Breakage

In our July 2022 newsletter, we mentioned “that tiles are breaking at an increasing rate....”. Just wanted to share with you a quantitative perspective. Our maintenance team states, “....more to break in a short time.....formerly we would replace 20-30 tiles at a time, now the number rises to 180-220 tiles at a time.”

According to our maintenance and management team, it is not just replacing the broken tiles. The repairs require that surrounding tiles also be replaced. So, for example, during July, our maintenance team replaced “50 visibly broken” tiles, along with another 130 loose tiles that also had been compromised.

Please recall in the July article that driveway replacement (material selection will take into consideration durability and non-slip properties) will be addressed in early-mid 2023.

From continuing discussions with: Eduardo Mustelier, Engineering & Maintenance Manager, Vivian Medina, Manager, and Jose Donis, Building Committee Chair.

Pedro N. Morales



**NEW RESIDENTS**  
Please welcome our new resident neighbors to Biltmore II!

Natalia Cosio and Adrian Cabrera  
Ana Orellana  
Santiago and Dalia Pujals

## SALES TAX EXEMPTION Impact-Resistant Windows & Doors

Now that Biltmore II permits the installation of impact-resistant windows and doors (as per our rules and standards).....you should be aware that you are entitled to the Florida Impact-Resistant Windows and Doors Sales Tax Exemption.

“During the Florida Impact-Resistant Windows and Doors Sales Tax Exemption Period, you may purchase impact-resistant windows, doors, and garage doors exempt from sales tax on retail sales. “Impact-resistant windows,” “impact-resistant doors,” and “impact-resistant garage doors” refer to windows, doors, and garage doors that are labeled as impact-resistant and have an impact-resistant rating. The two-year tax exemption period begins on Friday, July 1, 2022, and ends on Tuesday, June 30, 2024.”

If you have a question about this sales tax exemption period that is not addressed in TIP No. 22A01-07, contact the Florida Department of Revenue at (850) 488-6800.

This article was compiled from “Florida Department of Revenue” article related to this subject.

Monique Selman



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# TREASURER'S REPORT

By Reinhard Benditte  
(JUNE 2022)

## Income/Expense

The month of June shows a loss of -\$6,687 (difference income less expenses). Contributing to the loss are the following items;

As outlined last month, the May income side was overstated by approximately \$15,000.00 due to a bookkeeping error. This error was corrected in June. As outlined before, the Board's decision to **include the forecasted surplus by reducing the budgeted Maintenance Fee accordingly** has of course adversely impacted the income side as well. The other item impacting the negative variance is due to no billings yet to any owner for the EV Infrastructure Charges. In total, the Income side (Maintenance Fee, Reserve Contribution etc.) shows a negative variance of -\$22,710.

On the positive side, Human Resource Expenses were lower by \$6,270 due to reduced number of heads on the Concierge side. The Professional Fees includes a retainer for an architectural firm hired in conjunction with the 50-year certification project in the amount of \$4,750. However, this item belongs to the respective Reserve project and will be corrected next month.

Misc. Administrative Expenses are basically in line with budget. Insurance expenses are lower than budget in the amount of \$2,403, Utility Expenses have a positive impact in the amount of \$4,136 and so do the Maintenance Expenses in the amount of \$7,330 (variance mainly from the

contingency sum and the outstanding EV Infrastructure investment). The Service Contracts Expenses were higher in the amount of -\$3,499 which is mainly due to the Nightly Contractor expenses and Kone maintenance billings.

Given all the information known today, the forecasted deficit will, as outlined before, be around 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. We are catching up with collection Special Assessment payments and that is also good news! The overdue receivables of Special Assessment payments have been reduced to \$3,027. **Thank you all for making great efforts to pay on time.**

## Funding at the end of June

The funds as per Balance Sheet are showing in our operating bank accounts including petty cash an amount of \$504,000. As for Reserves, we have a very high level of \$2,180,000 of funds available in our regular Reserve bank accounts. With regard to our Special Assessment, the funds available in our bank account amount to \$1,260,000.

## 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, the 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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## B2 - Basement Air Quality

Biltmore II has purchased an Aiment 5 in 1 Multifunctional “Air Quality Tester” for testing air quality in our basement. Our maintenance and engineering staff tested the air over a 3 weeks period of time, randomly (time and locations). “Our garage exhaust fans system is working.” The measurements show “AQI (Air Quality Indoor):

- EXCELLENT - Carbon Monoxide, Formaldehyde, and Total Volatile Organic Compounds
- GOOD – Carbon Dioxide

Our staff will continue to randomly check for air quality. Thank you to Eduardo Mustelier, Engineering & Maintenance Manager and his staff!

Source: The July 25, 2022, Manager’s Monthly Report to the Board of Directors Meeting



About 70 Biltmore II residents and guests attended ... a lot of fun! Next year, we will have the pool back in service. Let the party folks roll. - Social Club

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Take a stroll to North Coral Gables... on Lisbon between Santa Cruz and San Benito, you will find a beautiful, dog friendly and cozy park, dominated by a beautiful + 100 year old Live Oak Tree! Easy parking, benches... simply beautiful. Take a picnic.

Pedro N. Morales

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# PLEASE DO NOT FORGET TO VOTE!

## PRIMARY ELECTION (registered, with party affiliation):

- Election Date -> August 23, 2022 – Vote in person at your precinct
- Last day to request a vote-by-mail ballot -> August 13, 2022
- Early voting -> August 8 – 21, 2022

## GENERAL ELECTION:

- Election Date -> November 8, 2022 – Vote in person at your precinct
- Last day to request a vote-by-mail ballot -> October 29, 2022
- Early voting -> October 24 – November 6, 2022

Please call 305/499-8683 or contact [www.iamelectionready.org](http://www.iamelectionready.org) for additional information.

Information is summarized for ease of reading. Source: Miami-Dade County Supervisor of Elections “Important Notice”



A vibrant, cartoon-style advertisement for the LiquorSplit app. The background is red and yellow with a checkered racing pattern. At the top, several cartoon characters are shown reacting with surprise and excitement. A large hand holds a glowing beer glass. The central text reads 'Fast Liquor Delivery @Wholesale Prices Convenience Store Galore'. Below this, a woman with red hair points towards a smartphone held by a hand. The phone screen displays the LiquorSplit app interface with a delivery driver icon and the text 'LIQUOR | BEER | WINE', 'LiquorSplit TAP THAT APP', and 'FAST DELIVERY!'. To the right, a delivery driver in a red uniform and cap is shown driving a red car and holding a bag of groceries. At the bottom, there are icons for finding the app on Uber Eats, a call to action 'Download LiquorSplit App Now!', a small driver icon, and a QR code.