

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 15 Issue 1

October 2022

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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- Concierge**.. Concierge@biltmore2.com
- Maintenance**.....
maintenance@biltmore2.com
- Association Website**.....
<https://biltmore2condo.mycommunitysite.app>

OFFICE HOURS

Monday-Friday..... 9 a.m. - 5 p.m.

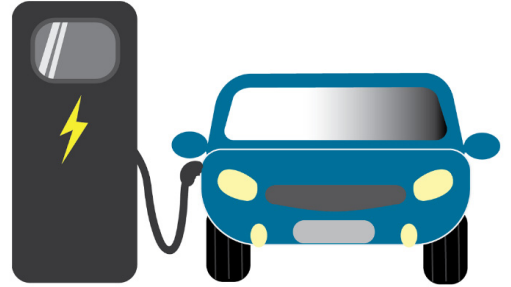


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MANAGER'S CORNER

EVC STATIONS

In the very near future, unit owners at Biltmore II Condominium will have the opportunity to install EVC stations at your assigned parking spot. The Association has opted to upgrade the building electrical infrastructure to permit installation/connection of electrical chargers (12 maximum). The electricity of the electric vehicle charging station must be separately metered and payable by the unit owner installing an electric vehicle charging station as well responsible for the cost of installation, operation, permitting, maintenance and repair. The cost for this electrical infrastructure upgrade and associated BII Association administration cost shall be repaid to the BII Association by owners wishing to install EV chargers. Interested unit owners may request a copy of the requirements for installation at the management office.



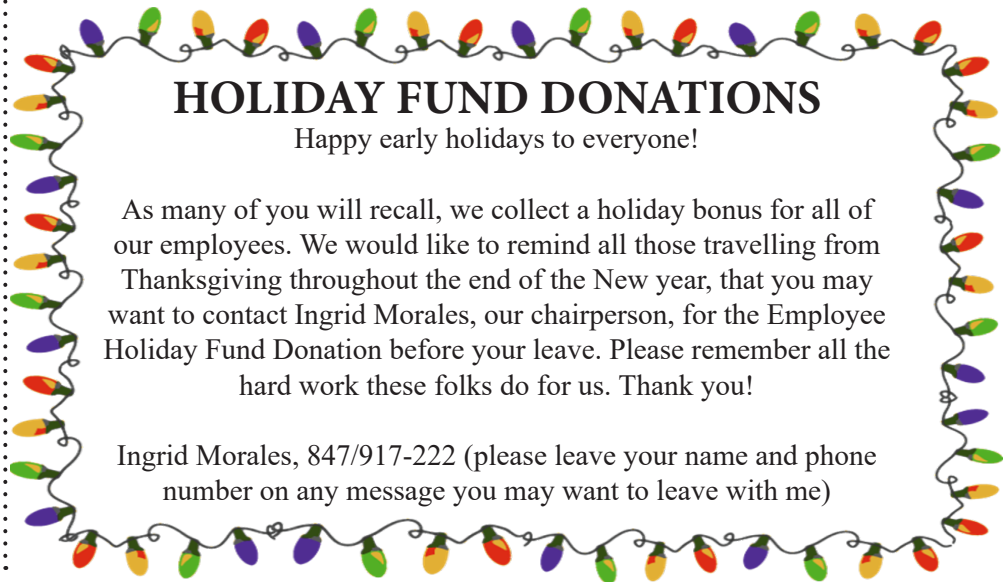
Thank you, Management

HOLIDAY FUND DONATIONS

Happy early holidays to everyone!

As many of you will recall, we collect a holiday bonus for all of our employees. We would like to remind all those travelling from Thanksgiving throughout the end of the New year, that you may want to contact Ingrid Morales, our chairperson, for the Employee Holiday Fund Donation before your leave. Please remember all the hard work these folks do for us. Thank you!

Ingrid Morales, 847/917-222 (please leave your name and phone number on any message you may want to leave with me)



NEW EDITOR

The Biltmore II Newsletter is a great community communication medium and helps to unite us. Publishing it on a monthly basis has been a tradition, powered by a resident “volunteer” to assure it is relevant to our community.

I have been the editor this year, replacing Bob Petzinger. I thank Monique Selman for helping me out as a “co-editor.” With my new responsibilities as your VP on our Board, as well as being part of The building committee, chairman of the landscaping task force, and being the Biltmore II representative to the Biltmore Way Streetscape.... I need to ask for someone else to become the editor beginning January 1, 2023.

I will remain as editor through December, and work with our new editor to transition this responsibility in a thorough manner.

So, what are “the job requirements” for the Biltmore II Newsletter?

- Love the Biltmore II community
- Like to write
- Get the stories to our publisher by the 5th (or so) of each month
- Requires about 5 hours per month of effort

Please contact me if you want to volunteer and discuss this role.

Pedro N. Morales
305/898-1363
pnmorales88@gmail.com

BILTMORE WAY STREETSCAPE UPDATE

The project is moving forward.....Here is a summary of activity.

- Our city has created a website for the **Biltmore Way Streetscape**. I was shown the initial content. It focuses on the history of the area.....and what it could be. The website will also function as a “bulletin board,” letting us know about related meetings, designs, city activities, etc.
- We as Biltmore II and some neighbors continue to pleasantly and persistently push this project forward. We are in constant contact with Mayor Lago, Commissioner Anderson, City Manager Peter Iglesias, Public Works Director Hermes Diaz, Biltmore Way/Sr. Transportation Engineer Melissa de Zayas (city manager for this project)....and others.
- The city has hired DOVER, KOHL & PARTNERS (www.doverkohl.com) as architect to create 3 sketches/designs of the streetscape based on past and current interests, and new traffic data and land surveys.
- These 3 sketches/designs will be presented at 3 different Town Hall Meetings beginning late October or early November. These will serve as venues for public comment and discussion. Input will be used by Dover, Kohl & Partners to create a final sketch/design. This will be presented in Q1-2024.
- We will continue to push what we deem as the goal of the streetscape: **to create a tree canopy (shade, beauty), improve traffic safety& reduce noise, and parking**
- The project will need the community’s support to keep our city focused on it.

Much more work will need to be done. Thank you for your support! The 199 Biltmore II residents’ signatures was key in getting our city going on this project again (along with 3 other neighbor associations). I will keep you posted.

Pedro N. Morales
Biltmore II Representative to the Biltmore Way Streetscape Project

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TREASURER'S REPORT

(AUGUST 2022)

INCOME/EXPENSE

The month of August shows a net income of \$5,098 (difference income less expenses). Contributing to the result are the following items: 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 – see also my explanatory notes included in the September Newsletter. 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 -\$8,861.

On the positive side, Human Resource Expenses were lower by \$3,061 due to reduced number of heads on the Concierge side. The Professional Fees were lower by \$878. Misc. Administrative Expenses were lower by \$777, insurance expenses are lower than budget in the amount of \$2,403. However, the new insurance premium was not considered and needs to be corrected. Utility Expenses have a positive impact in the amount of \$2,721. Maintenance Expenses were far lower than expected with a positive variance of \$11,898 (variance mainly due to the contingency sum and the outstanding EV Infrastructure investment). The Service Contracts Expenses were higher in the amount of -\$7,781 mainly driven by the cost for the Nightly Contractor. Given what is known today (e.g., the repair of a

breaker which impacted the operations of the elevators), the forecasted deficit will still be kept at a level of minus -\$118,000.

COLLECTIONS

We continue to be in very good shape with regard to the collection of the normal Maintenance Fee. **Thank you all for making continued efforts to pay on time.** The overdue receivables of Special Assessment payments remain on the same level of \$3,000+. I would like to ask the five (5) remaining owners to pay their dues in all fairness to all other owners!

FUNDING AT THE END OF AUGUST

The funds ,as per Balance Sheet in our operating bank accounts including petty cash show an amount of \$709,000. We continue to have a high level of \$1,972,000 of funds available in our

regular Reserve bank accounts. The funds available in our bank account for Special Assessment amount to \$1,375,000. Please note that I am expecting the funds for Reserves and the Special Assessments to be reduced to \$1,000,000 by year end as a number of projects are and will be executed in the remaining five (5) months.

RESERVES STUDY 2023

The Association is undertaking a review of projects included in the 2022 Reserve Study and has forwarded all relevant information to Dreux Isaac. The first draft was finalized and is currently under review and being updated by Dreux Isaac. Increases in cost (e.g., change orders from RTI, additional expenses for the pool contract with BRS, costs for replacement of the East A/C Air Handler Unit, 40 Ton, additional expenses for project management ,etc.), substantial add-ons for the 50-year Recertification in 2023 and in the ten year periods to follow, will substantially impact the funding requirements not only for the years 2023 & 2024 but also the years thereafter. A detailed outline will be given in the townhall meeting on October 6th 2022.





PATRICKJAIMEZ PA

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Elevator Corner Guards

The protection of the newly installed interiors of our elevators is very important. You will notice that our maintenance and management staff installed temporary corner guards to the freight elevator. This will prevent scuffing and denting.

Vivian and Eduardo are working on a permanent solution and we will highlight it in a future issue.

Pedro N. Morales



VOTE & SAMPLE VOTING BALLOT

Please be sure to vote!..... a sample ballot is attached for your review.

Monique Selman

Official General Election Ballot November 8, 2022 Miami-Dade County, Florida	Boleta Oficial de las Elecciones Generales 8 de noviembre del 2022 Condado de Miami-Dade, Florida	Bliten Vot Ofisyel Eleksyon Jeneral 8 novann 2022 Konte Miami-Dade, Florid
<p>PRECINCT 607.0</p> <p>0667-1 Page 1 of 1</p> <p>Instructions: To vote, fill in the oval completely next to your choice. Use only a black or blue pen. If you make a mistake, ask for a new ballot. Do not cross out or your vote may not count. To vote for a write-in candidate, fill in the oval and print the name clearly on the blank line provided for the write-in candidate.</p> <p>Instrucciones: Para votar, rellene completamente el óvalo ubicado junto a su selección. Utilice solo un bolígrafo de tinta negra o azul. Si comete un error, solicite una nueva boleta. No haga tachaduras o es posible que no se cuente su voto. Para votar por un candidato agregado por escrito, rellene el óvalo y escriba el nombre, claramente y en letra de molde, en la línea en blanco proporcionada para el candidato agregado por escrito.</p> <p>Enstriksyon: Pou vote, ranpli oval la okonplè akote chwà w fè a. Itilize sèlman plim nwa oswa ble. Si w fè yon erè, mande yon nouvo bilten vòt. Pa fè erè a sinon vòt ou a ka pa konte. Pou vote pou yon kandida ki pa gen non li sou bilten vòt la, ranpli oval la epi ekri alamen byen klè non kandida a sou liy vid yo bay la.</p>		
<p>United States Senator Senador de los Estados Unidos Senat Etazini (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> Marco Rubio REP 10</p> <p><input type="radio"/> Val Demings DEM 11</p> <p><input type="radio"/> Dennis Misigoy LPF 12</p> <p><input type="radio"/> Steven B. Grant NPA 13</p> <p><input type="radio"/> Tuan TQ Nguyen NPA 14</p> <p>Write-in Agregado por escrito Ekrì alamen</p>	<p>State Representative, District 114 Representante Estatal, Distrito 114 Reprezantan Eta, Distrito 114 (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> Demi Busatta Cabrera REP 50</p> <p><input type="radio"/> Adam Benna DEM 51</p> <p>Justice of the Supreme Court Magistrado del Tribunal Supremo Jij Kou Siprèm</p> <p>Shall Justice Charles T. Canady of the Supreme Court be retained in office? ¿Deberá retenerse en su cargo al Magistrado Charles T. Canady del Tribunal Supremo? Eske Ji Charles T. Canady Kou Siprèm lan dwe rete an fonksyon?</p> <p><input type="radio"/> Yes/Si/Wi 74</p> <p><input type="radio"/> No/No/Non 75</p>	<p>Shall Judge Edwin A. Scales of the 3rd District Court of Appeal be retained in office? ¿Deberá retenerse en su cargo al Juez Edwin A. Scales del Tribunal de Apelaciones del 3er Distrito? Eske Ji Edwin A. Scales Kou Dapèl 3yèm Distrik la dwe rete an fonksyon?</p> <p><input type="radio"/> Yes/Si/Wi 74</p> <p><input type="radio"/> No/No/Non 75</p> <p>County Commissioner, District 6 Comisionado del Condado, Distrito 6 Komisyónè Konte, Distrik 6 (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> Kevin Marino Cabrera 78</p> <p><input type="radio"/> Jorge Fairs 79</p> <p>No. 1 Constitutional Amendment Artículo VII, Section 4, Article XII, Section 42 Nim. 1 Enmienda Constitucional Artículo VII, Sección 4, Artículo XII, Sección 42 Nim. 1 Amannman Konstitisyonal Atik VII, Seksyon 4, Atik XII, Seksyon 42</p> <p>Limitation on the Assessment of Real Property Used for Residential Purposes Proposing an amendment to the State Constitution, effective January 1, 2023, to authorize the Legislature, by general law, to prohibit the consideration of any change or improvement made to real property used for residential purposes to improve the property's resistance to flood damage in determining the assessed value of such property for ad valorem taxation purposes. Limitación sobre la tasación de bienes inmuebles usados para propósitos residenciales Se propone una enmienda a la Constitución del Estado, que entraría en vigor a partir del 1 de enero del 2023, con el fin de autorizar a la Asamblea Legislativa, por ley general, a prohibir que cualquier cambio o mejora de bienes inmuebles usados para propósitos residenciales con el objetivo de incrementar la resistencia de la propiedad a daños por inundación sea tenido en cuenta al determinar el valor tasado de dicha propiedad a los efectos de impuestos ad valorem. Limit sou Evalyasyon Pwopriyete Imobilye yo Itilize pou Izaj Residansyèl Yo pwopozite yon amannman nan Konstitisyon Eta a, ki va antre an vigè 1ye janvye 2023, pou otorize Leyistat a, dapre lwa jeneral, embdi konsiderasyon valèksa charyman oswa amelyorasyon li fèl nan pwopriyete imobilye ke moun itilize pou izaj rezidansyèl pou amelyore rezistans pwopriyete a fas a a donas, inondasyon nan detèminè valè evalyasyon pwopriyete a pou taksasyon ad valorem.</p> <p><input type="radio"/> Yes/Si/Wi 200</p> <p><input type="radio"/> No/No/Non 201</p>
<p>Representative in Congress, District 27 Representante ante el Congreso, Distrito 27 Reprezantan nan Kongre, Distrik 27 (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> María Elvira Salazar REP 20</p> <p><input type="radio"/> Annette Taddeo DEM 21</p>	<p>Shall Justice John D. Couriel of the Supreme Court be retained in office? ¿Deberá retenerse en su cargo al Magistrado John D. Couriel del Tribunal Supremo? Eske Ji John D. Couriel Kou Siprèm lan dwe rete an fonksyon?</p> <p><input type="radio"/> Yes/Si/Wi 60</p> <p><input type="radio"/> No/No/Non 61</p>	<p>Governor and Lieutenant Governor Gobernador y Vicegobernador Gouvènè ak Gouvènè Adjwen (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> Ron DeSantis Jeanette Nuñez REP 24</p> <p><input type="radio"/> Charlie Crist Karla Hernandez DEM 25</p> <p><input type="radio"/> Hector Roos Jerry Tub' Rorabaugh LPF 26</p> <p><input type="radio"/> Carmen Jackie Gimenez Kyle "KC" Gibson NPA 27</p>
<p>Attorney General Fiscal General Pwoklir Jeneral (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> Ashley Moody REP 30</p> <p><input type="radio"/> Aramis Ayala DEM 31</p>	<p>Shall Justice Jamie Grosshans of the Supreme Court be retained in office? ¿Deberá retenerse en su cargo a la Magistrada Jamie Grosshans del Tribunal Supremo? Eske Ji Jamie Grosshans Kou Siprèm lan dwe rete an fonksyon?</p> <p><input type="radio"/> Yes/Si/Wi 64</p> <p><input type="radio"/> No/No/Non 65</p> <p>Shall Justice Jorge Labarga of the Supreme Court be retained in office? ¿Deberá retenerse en su cargo al Magistrado Jorge Labarga del Tribunal Supremo? Eske Ji Jorge Labarga Kou Siprèm lan dwe rete an fonksyon?</p> <p><input type="radio"/> Yes/Si/Wi 66</p> <p><input type="radio"/> No/No/Non 67</p>	<p>Chief Financial Officer Director Ejecutivo de Finanzas Direktè Finansye (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> Jimmy Patronis REP 32</p> <p><input type="radio"/> Adam Hattersley DEM 33</p>
<p>Commissioner of Agriculture Comisionado de Agricultura Komisyónè Agrikilti (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> Wilton Simpson REP 34</p> <p><input type="radio"/> Naomi Esther Blemur DEM 35</p>	<p>State Senator, District 36 Senador Estatal, Distrito 36 Senatè Eta, Distrik 36 (Vote for 1 / Vote por 1 / Vote pou 1)</p> <p><input type="radio"/> Ileana Garcia REP 40</p> <p><input type="radio"/> Raquel Pacheco DEM 41</p>	<p>District Court of Appeal Tribunal de Apelaciones del Distrito Kou Dapèl Distrik</p> <p>Shall Judge Alexander Spicola Bokor of the 3rd District Court of Appeal be retained in office? ¿Deberá retenerse en su cargo al Juez Alexander Spicola Bokor del Tribunal de Apelaciones del 3er Distrito? Eske Ji Alexander Spicola Bokor Kou Dapèl 3yèm Distrik la dwe rete an fonksyon?</p> <p><input type="radio"/> Yes/Si/Wi 72</p> <p><input type="radio"/> No/No/Non 73</p>
<p>Vote Both Sides of Page</p>		<p>Vote ambos lados de la página</p>
		<p>Vote Toude Bò Paj la</p>

TWO CONVENIENT LOCATIONS

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BILTMORE WAY/ SEGOVIA STREET TRAFFIC CIRCLE

Hello neighbors.....after about 14 months of working with City officials, I am pleased to advise that we will have new trees planted on the corners of the Biltmore Way/ Segovia Street Traffic Circle. *Please look at the diagram provided* by Deena Bell-Llewellyn, our Assistant Director of Public Works/ Greenspace Management Division. The trees have been approved for purchase and purchase orders have been let. Planting should be completed this month.

Biltmore II lead this effort and pleasantly persisted. We had support from 3 other neighbor condominiums.....but we got this done.

This project is NOT part of the Biltmore Way Streetscape project.....more on that in a separate article this month.

Pedro N. Morales



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TOWN HALL MEETING

An electronic copy of our October 6, 2022 Town Hall Meeting Presentation was emailed to each owner. This is in addition to the “hard” paper copy that was handed out at the end of the meeting. IF you need another hard paper copy, please go to our Biltmore II office and request such.

Please note that we have set key dates regarding the process to **APPROVE** the **RESERVE STUDY**, **DECIDING** the **CONTRIBUTION** to the **RESERVES** and **APPROVAL** of the **BUDGET**. All owners are encouraged to attend and participate. Additional notices will be posted.

- **October 17** Approval of Final 2023 Reserve Study Draft
- **October 25** Approval of Budget Assumptions
- **October 25** Decision on Funding of Reserves
- **November 18** Approval of “Proposed 2023 Annual Budget”
- **November 29** Notice to Members regarding Budget Adoption Meeting
- **November 29** Notice for a Special Meeting by Members, if required
- **December 13** Meeting to adopt Budget 2023
- **December 13** Member Meeting to approve Partial Funding, if required

The Board of Directors

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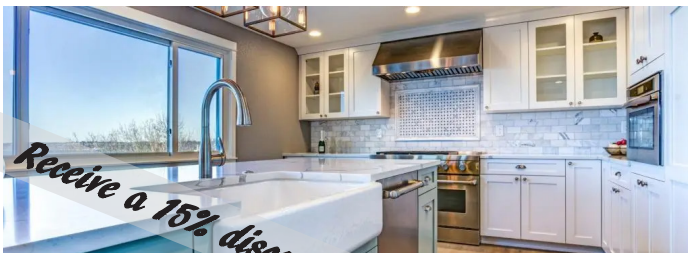
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