

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 15 Issue 6

March 2023

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2023

President.....Erin Anding
Vice Pres.Jose Donis
TreasurerReinhard Benditte
Secretary..... Aleida Martinez Molina
DirectorJose M. Fuster
DirectorJose Jaudenes
Director Terry McKinley

OUR STAFF

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

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Newsletter Editor ... Ginny Shwedel
Association Website.....
<https://biltmore2condo.mycommunitysite.app>

OFFICE HOURS

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



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MANAGER'S CORNER

2023 NEW BOARD OF DIRECTORS & OFFICERS

At the February 27, 2023 Annual Meeting of Biltmore II Condominium Association Inc., four (4) new Board Directors were elected*. The fully constituted Board of Directors for 2023 is as follows:

Erin Anding	President	1 year term
Jose Donis	Vice President	1 year term
Aleida Martinez Molina*	Secretary	2 year term
Reinhard Benditte*	Treasurer	2 year term
Jose Jaudenes	Director	1 year term
Jose M Fuster*	Director	2 year term
Terrence McKinley*	Director	2 year term

Call for Committee Volunteers



Volunteers are needed for the upcoming year for the following committees:
Violations
Social Club

Committees play an important role in this community. This is an opportunity to become an active member to better serve Biltmore II. If you are interested, please advise the Manager.

We thank you.

BUILDING COMMITTEE REPORT

MAJOR PROJECT HIGHLIGHTS

GARAGE RESTORATION (50-Year Recertification)

- Phase 2A (NE) - Planter waterproofing and landscaping completed
- Phase 2B (Visitor’s parking deck) - Waterproofing and top coat completed
- Phase 3 (NW planter) - Landscaping removed, and ready for waterproofing
- Phase 3A (West side covered garage) and 4 (NW visitors parking deck) - Removal of existing waterproofing to be performed in March
- Phase 1 (Near SE driveway) - Post tensioned cables have been replaced and concrete forms have been placed to be followed by cable tensioning
- Column Repair (Basement garage and Billiard Room) - Work to install temporary shoring has started.



Estimated project completion: October 2023

TOWER RESTORATION (50 Year Recertification)

- Paradigm Construction selected to perform the work
- Contract draft has been prepared, reviewed by contract lawyers and issued to Biltmore Association for approval.
- Contract being reviewed by Board and expected approval in March

Estimated project duration (2 years after work commences). Schedule to be provided by Paradigm Construction after contract approval.

POOL RENOVATION

- Work required to allow installation of remaining pool bonding features has been completed
- Remaining pool bonding work will be performed week of March 6, to be followed by Professional Engineer and City of Coral Gables inspections.

Estimated project completion: June 2023

Prepared by: Jose Donis – March 5, 2023

TREASURER'S REPORT

(JANUARY 2023)

INCOME/EXPENSE

The month of January shows a net Income of \$62,668 (difference income less expenses). Contributing to the result are the following major items:

Income: The Income for January shows a positive difference of \$20,856 which is mainly due to an insurance refund of \$18,421. A further contribution to the difference is the income from parking fees which exceeded the budget by \$1,066.

Expenses: On the positive side, Human Resource Expenses were lower by \$7,948. The Professional Fees were below budget in the amount of \$4,279. Misc. Administrative Expenses were lower by \$15,718; however, it needs to be understood that the recovery of the deficit from 2022 is shown under this category and contributes to positive development with an amount of \$3,911. Another item stems from the budget for Holidays which will for the time being, not see any expenses. The insurance expenses are under budget in the amount of \$8,396. Please keep in mind that the impact of the expected increase of insurance fees will not start until mid-May 2023.

Utility Expenses have a positive impact in the amount of \$3,653.

Maintenance expenses are lower by \$8,561; one contributing factor is the contingency sum planned which has not been used. Service Contracts Expenses are lower than budget by \$ 3,255 despite the fact that we continue to have more security contractor in our building.

COLLECTIONS

Our outstanding receivables have increased to \$16,533. The majority is a result of late payments of the monthly fee. With the coupons on hand and the understanding of the fee, I expect that all owners will do their utmost to catch up latest by the end of March 2023. I am disappointed that there are still some owners who are late with their payment of the Special Assessment fee from the

2021 decision. **Every member of our community, I am sure, appreciates the efforts for paying the dues on time.**

FUNDING AT THE END OF JANUARY

The funds as per Balance Sheet in our operating bank accounts including petty cash show an amount of \$589,000. We continue to have a high level of \$1,920,000 of funds available in our regular Reserve bank accounts. The funds available in our bank account for Special Assessment 2021 amounts to \$1,370,000. As the coupons for the Special Assessment 2023 were shipped late, I did not expect any amounts being reported in January.



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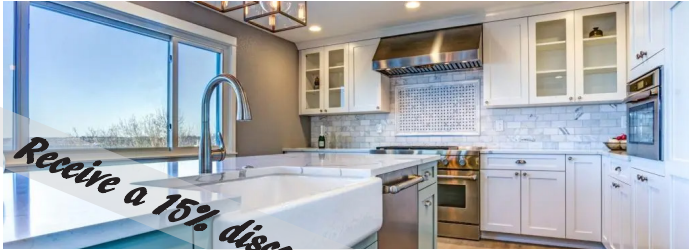
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