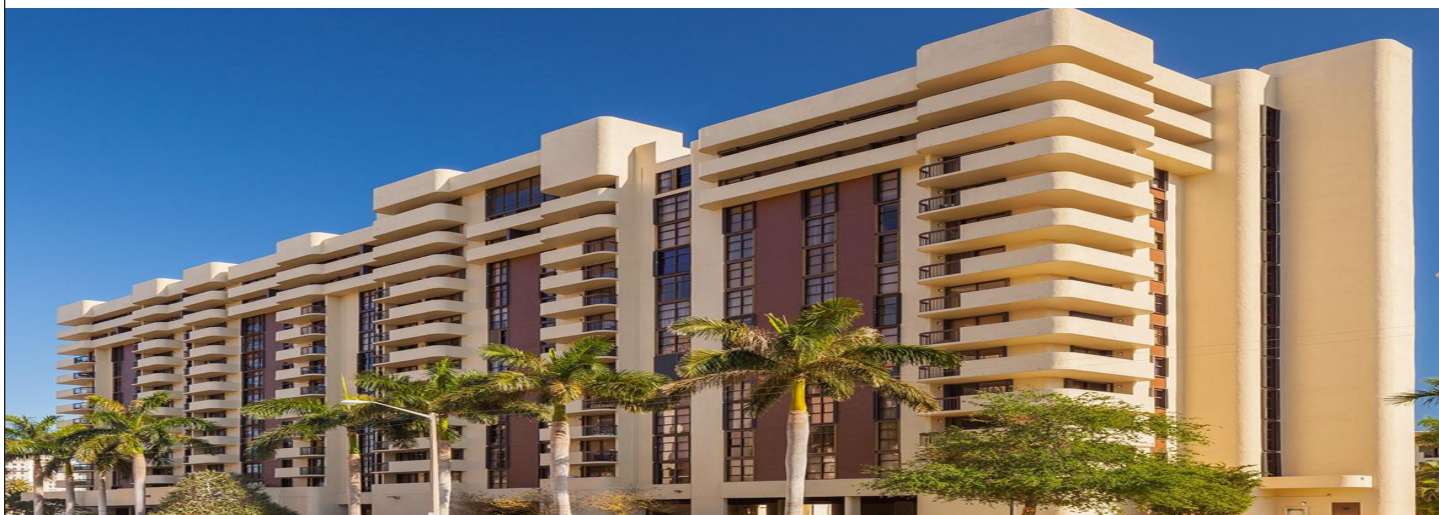


BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 15 Issue 7

April 2023

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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Concierge/Front Door.. 305-443-7914
Concierge.. Concierge@biltmore2.com
Maintenance.....
maintenance@biltmore2.com
Newsletter Editor ... Ginny Shwedel
Association Website.....
<https://biltmore2condo.mycommunitysite.app>

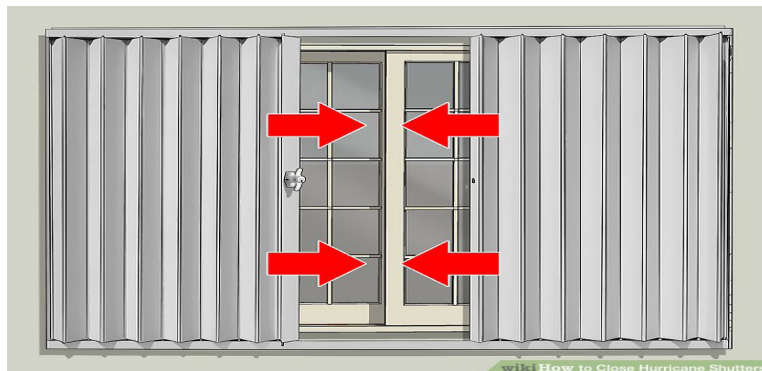
OFFICE HOURS

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



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MANAGERS CORNER



HURRICANE SHUTTER INSPECTIONS

It's that time of year again and with hurricane season around the corner, and in order to protect the common areas and our units, we will be inspecting **ALL** hurricane shutters throughout the building this month April 2023. **Owners are responsible for the repair and/or replacement of their shutters.** As required in our Declaration of Condominium, it is mandatory for **ALL** units to have workable hurricane shutters.

As with previous years, the inspections are paid for by the Association.

MTC America Shutters will be the licensed and insured contractor to complete these inspections. MTC staff will be accompanied by a member of our maintenance staff to perform the inspection. The results of the shutter inspections will be sent to our insurance carrier for their records. At the same time, the maintenance staff will be inspecting your unit's smoke detectors, plumbing, water heaters and HVAC (Heating, Ventilation and Air Conditioning system) to make sure they are in working order. We will provide you with a report on any irregularities found in your unit.

We expect full cooperation from **ALL** residents. We are providing you with enough notice to allow access for the inspections. You will be receiving notifications regarding the scheduling. **Please mark your calendars**

Thank you, Association Administration

MAJOR PROJECTS HIGHLIGHTS

April 2, 2023

GARAGE RESTORATION (50-Year Recertification)

- Phase 3 (NW planter) – Waterproofing complete and leak tested. Electrical and plumbing in progress to be followed by landscaping



- Phase 3A (West side covered garage) - Removal of existing waterproofing has been completed. Waterproofing to be applied in April



- Phases 4 and 5 (West side parking lot planters) - Waterproofing complete and leak tested. Electrical and plumbing in progress to be followed by landscaping
- Phase 1 (East section) - Post tensioned cable tensioning has been completed. Planter repairs in progress. Concrete slab repairs have been completed, to be followed by planter waterproofing. Basement garage parking spaces under this area should be available by mid-April



- Column Repair (Basement garage and Billiard Room) - Temporary shoring has been partially installed. Additional shoring must be installed and is in progress, to be followed by column repair



- Commenced repair of Pool Equipment Room entrance door frame

Estimated project completion: October 2023

TOWER RESTORATION (50 Year Recertification)

- Awaiting issuance of finalized contract draft to Board for approval. Additional contract revisions were necessary following the Contract draft review completed in March
- Building permit dry run application has been submitted to City of Coral Gables
- Biltmore II Association members to vote on building exterior paint color selection in April

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

POOL RENOVATION

- Pool electrical bonding work was completed and certified by Professional Engineer. Inspection by City of Coral Gables was successfully completed.
- Gutter concrete pour scheduled for week of April 3 to be followed by waterproofing and installation of finishes.



Estimated project completion: June 2023

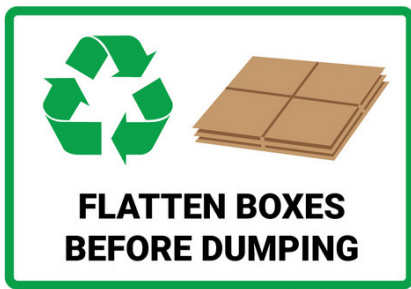
DIESEL FUEL OIL TANK REPLACEMENT

- New tank and all related equipment have been installed. Awaiting City of Coral Gables inspection to be followed by fuel fill and equipment testing



Estimated completion April 2023

Prepared by: Jose Donis



When you place your boxes for recycling in the basement bins, please remember to flatten them first. This will help our Maintenance staff's job as well as making space for your neighbor's boxes.



Our Association Website is constantly being updated and soon will have a new image. If you glance through the contents, you will find Board Meeting minutes, our approved budget, financials, major contracts, newsletters, our Rules & Regulations, and other items of interest.

If you have never created an account to access the website, please contact our office personnel. They will contact the Website Administrator, who will in turn send you an invitation with special log-in information (which you can change afterwards). You will not be able to create an account on your own, so please follow these instructions.

**April is
STRESS
AWARENESS MONTH**

5 HEALTH BENEFITS OF REDUCING STRESS

Stress affects more than your mind. Here are five ways a stress management routine could help your body.

- BETTER SLEEP**
- LOWER BLOOD PRESSURE**
- IMPROVED DIGESTION**
- REDUCED MUSCLE TENSION**
- BOOSTED IMMUNE SYSTEM**

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Welcome
**NEW
RESIDENTS**

Please welcome our new resident neighbors to Biltmore II!

Cleofe Rodriguez
John O. Powell
Josefina Carbonell

TREASURER'S REPORT

(February 2023)

Income/Expense

The month of January shows a net Income of \$46,125 (difference income less expenses). Contributing to the result are the following major items:

Income: The Income for February shows a positive difference of \$3,070 which is mainly due to parking fees and late fees.

Expenses: On the positive side, Human Resource Expenses were lower by \$26,960, mainly driven by lower expenses for the front desk and maintenance and clearing items associated with the Holiday Fund. The Professional Fees were below budget in the amount of \$4,029. Misc. Administrative Expenses were lower by \$2,840 of which \$3,011 is due to the planned recovery of last year's deficit. 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 \$3,922. Maintenance expenses are higher by \$7,432; one contributing factors were the repair of the emergency lighting in the garage, replacement of CCTV cameras and restoration of water damage. Service Contracts Expenses are lower than budget by \$4,339 despite the fact that we contin-

ue to have more security contractors in our building.

Collections

Our outstanding receivables have increased drastically to \$42,938. The majority is a result of late payments of the Specials Assessment 2023 with an amount of \$39,058 and late payments of the Specials Assessment 2021 with an amount of \$6,337. With the coupons in hand, I expected that all owners would do their utmost to catch up by the end of March 2023. However, as of today, I have just seen a slight improvement (\$1,807 for SA 2023 & \$1,843 for SA 2021). I am disappointed that some owners remain late with their payments. We as a community need to pull in one direction so that we are able to fulfill

our obligations. **Every member of our community, I am sure, appreciates the efforts of those owners who are paying their dues on time.**

Funding at the end of February

The funds as per Balance Sheet in our operating bank accounts including petty cash show an amount of \$701,000. 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 \$1,680,000. Please note that I have discussed with our accounting services provider to add a column to our balance sheet so that we all have more transparency of the Special Assessment 2023.



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RECYCLING DRIVE-THRU EVENT

April 22, 2023

Coral Gables City Hall, 405 Biltmore Way

Keep Coral Gables Beautiful will host a Recycling Drive-Thru on Saturday, April 22 from 9 a.m. to noon at the parking lot behind City Hall, 405 Biltmore Way, for city residents. *Participants must enter the event through the Coral Way entrance to the City Hall parking lot.*

Proof of residency in Coral Gables is required, and items will not be accepted before 9 a.m. or after 12 noon.

Over the past seven years, these bi-annual events have diverted close to 400,000 pounds of electronic, household hazardous waste, clothing,



and paper from entering landfills. Click here for additional information on the event or call 305-460-5008.

Eligible items:

- Electronic items with a plug or batteries
- Paper for shredding (maximum of 5 standard-sized boxes or one 13-gallon trash bag per vehicle)
- Large cardboard boxes
- Household hazardous waste such as paint cans, pool chemicals, oils, batteries, and household pesticides

- Lightly/gently used clothing (no undergarments) for donation to Camillus House.

Materials Not Accepted:

- Biological/infectious waste (i.e., sharps)
- Radioactive materials
- Styrofoam
- Unknowns
- Tires
- Appliances
- Non-propane cylinders
- Fire extinguishers
- Smoke detectors
- Fireworks/explosives/ammunition
- Reactive materials requiring stabilization
- DEA-regulated substances
- Expired or unwanted prescription drugs (*can be dropped off at 2151 Salzedo St.*)

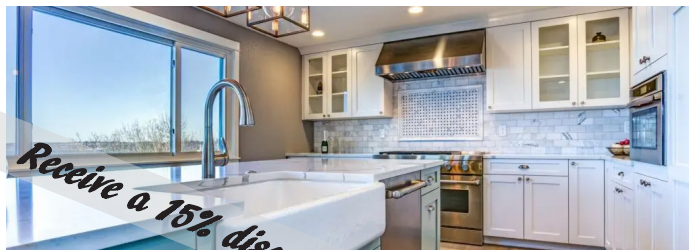
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