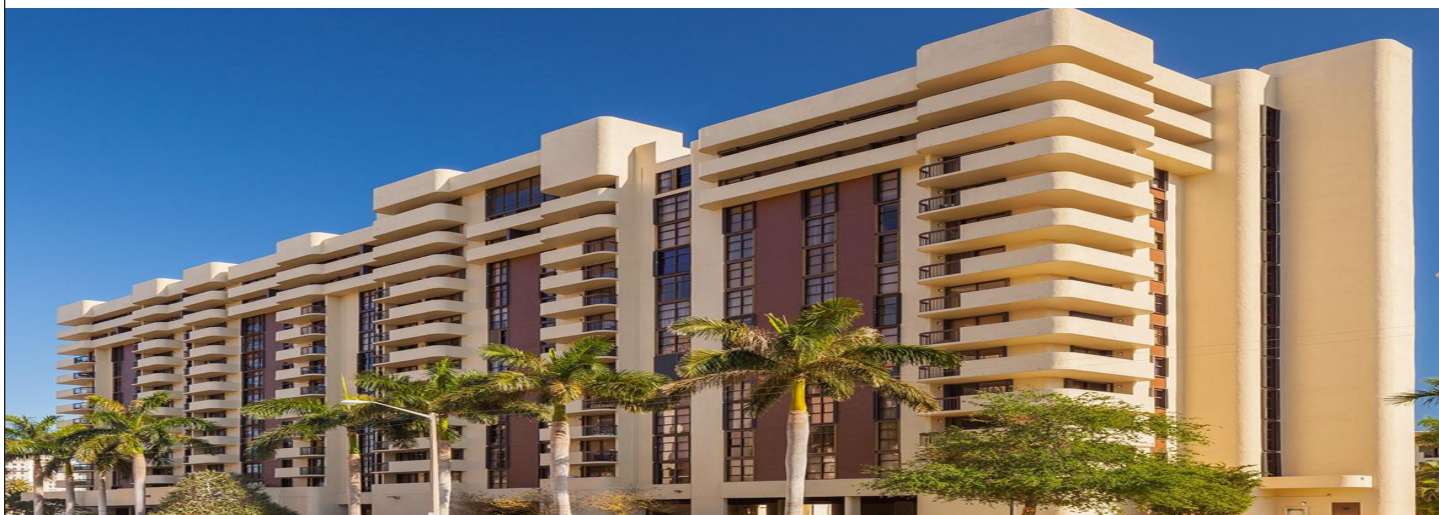


BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 15 Issue 8

May 2023

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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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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Are You Ready For Hurricane Season?

- Don't wait until the last minute to have emergency items such as non-perishable food, bottled water, first-aid kit, medicines, flashlights and extra batteries, portable battery-operated radio, baby food and diapers and enough supplies to last for at least three (3) days. Before the storm, fill up your vehicle's gas tank to avoid long lines.
- Anticipate the loss of power. Please keep in mind that if we lose power the elevators will only function for a few days. Air Conditioning units will not work. Make plans in advance in case you have to evacuate from your home. Make arrangements to stay with family elsewhere.
- DO NOT INVITE FRIENDS AND FAMILY TO STAY HERE. Biltmore II is not a shelter.
- Sign up in advance to receive the City's free emergency notifications, including e-News (www.coralgables.com) Facebook (facebook.com/cityofcoralgables), twitter (@citycoralgables)
- Have an emergency plan for your pet if City/County requests evacuation. Shelters may not accept pets.
- If you need evacuation assistance and sheltering or would like to receive a wellness call after a disaster, you must register in advance to Miami-Dade County's Emergency & Evacuation Assistance Program (EEAP) by calling 311.
- When a Hurricane Warning is issued:
 - o Remove ALL items off your balcony.
 - o Secure your hurricane shutters.

As a last resort, should you need assistance to remove objects from your balcony and secure your hurricane shutters, you must contact the management office in advance of the storm.

Fees: Shutter closure/re-opening	\$50.00 each occurrence
Removal/re-placing of furniture	\$50.00 each occurrence

Fees **MUST** be received before the storm. Our staff will not be able to complete these tasks at the "last minute". It is your responsibility as a homeowner to make sure your property is secured. The Association is responsible to secure all common areas.

TO GET YOUR 2023 HURRICANE GUIDE VISIT THE SITE BELOW
<https://www.miamidade.gov/global/emergency/hurricane/home.page>

MAJOR PROJECTS HIGHLIGHTS

GARAGE RESTORATION (50-Year Recertification)

- Phase 3 (NW planter) – Waterproofing, lighting and irrigation complete. Landscaping complete, except for grass



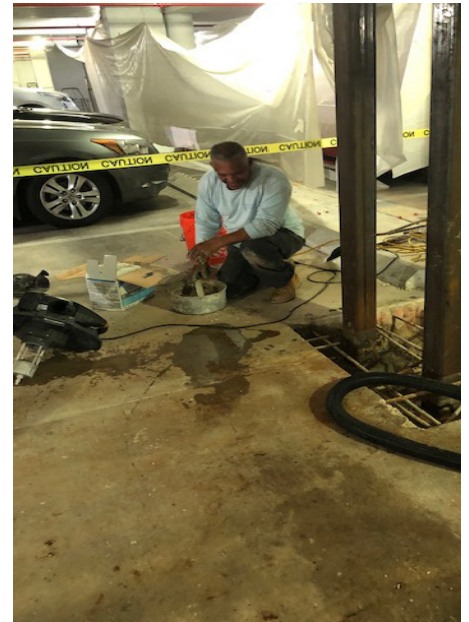
- Phase 1 (East section) – Post tensioned cable and related planter repairs have been completed. Planter waterproofing in progress. Basement garage parking spaces under this area are available to residents

- Phase 3A (West side covered garage) - Waterproofing and traffic coating complete

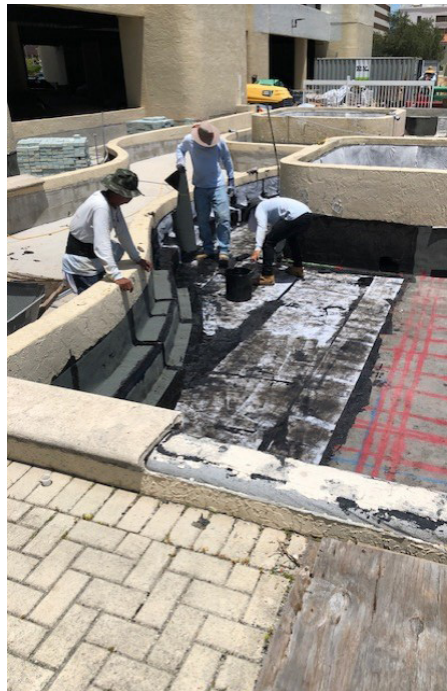


- Phases 4 and 5 (West side parking lot planters) – Electrical, plumbing and landscaping complete.
- Phase 1 (W Section) – Landscaping is complete

UPDATE



- Pool Equipment Room door frame installed and grouted in. Door to be installed in May



- Column Repair (Basement garage and Billiard Room) - Temporary shoring has been installed and steel column baseplates in the basement are being grouted. Column repair to be completed in May.

Estimated project completion:
October 2023

TOWER RESTORATION (50 Year Recertification)

- Final contract draft has

Continued on page 3

Project Highlights (cont. from page 2)

been issued to the Board for approval. Special Board meeting to consider contract approval has been scheduled for May 8.

- 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 two steps. Step 1 to vote for or against a color change (May). Step 2 to vote on color scheme (June). Owners will be notified of Details and dates for the two voting steps.

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

POOL RENOVATION

- Gutter concrete pour (South side of pool) was completed in April. Awaiting schedule for completion of pool North side gutter.
- Pool surface preparations in progress to be followed by waterproofing.



Estimated project completion: July 2023

DIESEL FUEL OIL TANK REPLACEMENT

- New tank and all related

equipment have been installed, tested and inspected by City of Coral Gables. Engineer of record (Aguirre and Associates) is providing additional documentation requested by Miami-Dade County Department of Environmental Resource Management (DERM) for final acceptance. New tank has been filled and fuel supply system is available to provide fuel to the emergency generator.



Estimated completion May 2023



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Welcome

**NEW
RESIDENTS**

Please welcome our new
resident neighbors to
Biltmore II!

Matthew and Rana Olk
Victor Acevedo and
Lauren Adams
Cristina Fernandez
Jamal and Leila Farhat

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TREASURER'S REPORT

(March 2023)

INCOME/EXPENSE

The month of March shows a net Income of minus -\$18,365 (difference income less expenses). The major contributors to the loss were a double bookings of insurance expenses, as well as the rental for the diesel tank, also double booked. Without the double bookings, we would have had a positive income of approximately \$25,000. The following major items have contributed to the result:

Income: The Income for February shows a positive difference of \$3,425 which is mainly due to elevator and late fees.

Expenses: On the positive site, Human Resource Expenses were lower by \$2,115; these expenses included an accrual for PTOs of \$5,000 which will be refined as we go forward. The Professional Fees were above budget in the amount of \$4,978 basically driven by legal expenses. Miscellaneous Administrative Expenses were lower by \$6,027 of which \$3,011 is due to the planned recovery of last year's deficit and the remaining positive variances due to a number of items such as the variance for the Holiday Decoration. The insurance expenses are above budget in the amount of \$29,030 due to the fact that expenses were duplicated and will be corrected in April. Utility Expenses have a positive impact in the amount of \$3,298. Maintenance expenses are slightly above budget by \$619; one contributing factor is the rental expense for the temporary diesel tank in the amount of \$9,240 (note that the actual amount

was on \$4,620), the contingency sum of \$3,750 which helped to reduce that impact, and so did a variety of other expense items. Service Contracts Expenses are slightly lower than budget by \$157 despite the fact that we continue to have more security contractors employed in our building.

COLLECTIONS

Our outstanding receivables have slightly decreased to \$39,306. The majority of the outstanding receivables are a result of late payments of the Special Assessment 2023 with an amount of \$30,694 and late payments of the Special Assessment 2021 with an amount of \$6,521. I am very disappointed that some owners do not fulfill their obligations and remain late with their payments. This is unfair to all of those owners who pay their fair share on time.

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 MARCH

The funds as per Balance Sheet in our operating bank accounts including petty cash, show an amount of \$823,000. We continue to have a high level of \$1,880,000 of funds available in our regular Reserve bank accounts (as per Balance Sheet). The funds available in our bank account for Special Assessment 2021 amounts to \$1,300,000 (as per Balance Sheet) and the funds available in our bank account for Special Assessment 2023 amounts to \$685,000 (as per Balance Sheet).




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QUOTATIONS FOR MOTHER'S DAY

- Youth fades; love droops, the leaves of friendship fall; A mother's secret hope outlives them all. - Oliver Wendell Holmes
- As a mother, even at the risk of her own life, loves and protects her child, so let a man cultivate love without measure toward the whole world. - Buddha
- My mother was the most beautiful woman I ever saw. All I am I owe to my mother. I attribute all my success in life to the moral, intellectual and physical education I received from her. - George Washington
- Whenever I'm with my mother, I feel as though I have to spend the whole time avoiding land mines. - Amy Tan
- No matter how old a mother is, she watches her middle-aged children for signs of improvement. - Florida Scott-Maxwell
- A mother is a person who seeing there are only four pieces of pie for five people, promptly announces she never did care for pie. - Tanneva Jordan
- Mothers are the most instinctive philosophers. - Harriet Beecher Stowe
- God couldn't be everywhere, so he created mothers - Jewish Proverb
- A Freudian slip is when you say one thing but mean your mother. - Unknown
- The lullaby is the spell whereby the mother attempts to transform herself back from an ogre to a saint. - James Fenton
- All that I am or hope to be, I owe to my angel mother. No man is poor who has a godly mother. - Abraham Lincoln
- My mother had a great deal of trouble with me, but I think she enjoyed it. - Mark Twain
- My mother was the making of me. - Thomas Alva Edison
- A mother is not a person to lean on but a person to make leaning unnecessary. - Dorothy Canfield Fisher
- You're not famous until my mother has heard of you. - Jay Leno
- A mother is someone who dreams great dreams for you, but then she lets you chase the dreams you have for yourself and loves you just the same. - Unknown
- Real mothers know that a child's growth is not measured by height or years or grade...It is marked by the progression of Mama to Mommy to Mother. - Unknown

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