

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 15 Issue 10

July 2023

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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OFFICE HOURS

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



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MANAGER'S CORNER

What you need to know as an owner of record before renovations to your unit:

- ✓ Owners must submit a completed Architectural Modification Form application **1 week prior** to the Building Committee. These meetings are typically held the 3rd Wednesday of each month and will be posted. If the application does not comply with this deadline, it will not be considered.

Applications

- ✓ must include description of renovations in detail, which may entail drawings.
- ✓ Contractor's license and insurance including workman's comp insurance as mentioned in the application must be provided.
- ✓ Permits are mandatory for the following:
 - Flooring- Two inspections are required; one by the City of Coral Gables and another by the Association's designated Engineer of record. An inspection must be performed once the flooring underlayment is installed.
 - Balcony flooring
 - Hurricane Shutters- replacement and repairs
 - Kitchen/bath renovations
 - Window/door replacement
 - HVAC replacement
 - Water heater replacement
 - All electrical work
 - GPR (scans) if adding walls- No slab penetrations are allowed unless the scan report is submitted to the Building Committee with the application. This is clearly mentioned in your Association Declarations.



Please go over the application with your contractor before submitting as we are receiving applications that do not have completed required documentation.

A damage security deposit of \$ 1,500 payable to Biltmore II Condominium is required. Mandatory carpet hallway protection must be installed prior to start

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Manager's Corner
(cont. from page 1)

of any work. Hallways must be maintained clean on a daily basis. \$150.00 elevator reservation fee, if material deliveries exceed 1 hour.

Contractor hours: 9:00am-5:00pm. Monday -Friday. No construction during Federal Holidays are permitted.

Absolutely no construction is allowed until City of Coral Gables permit is provided to the office. Permits must be attached to the front door of units being renovated.

Vivian Medina

SOCIAL CLUB

The Social Club started up their new season on July 5th by showing a special, star-spangled André Rieu 4th of July concert, taped in New York.

Moving forward, movie nights will be shown every second Wednesday of the month at 7:30 pm in the Social Room. Everybody is welcome, sodas and popcorn will be offered.

Our next movie (August 9th) will be My Fair Lady. In this beloved 1964 musical, pompous phonetics professor Henry Higgins (Rex Harrison) is so sure of his abilities that he takes it upon himself to transform a Cockney working-class girl into someone who can pass for a cultured member of high society. His subject turns out to be the lovely Eliza Doolittle (Audrey Hepburn), who agrees to speech lessons to improve her job prospects. Higgins and Eliza clash, then form an unlikely bond -- one that is threatened by an aristocratic suitor (Jeremy Brett).



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NEW RESIDENTS

Please welcome our new resident neighbors to Biltmore II!

Claudio Vanegas & Laura Jimenez, and their sons Emilio (11) and Agustin (6)

Tiffany Jou

TWO CONVENIENT LOCATIONS

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

EMERGENCY CARE 24/7

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305-866-2626

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MIAMI, FL 33134
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www.dentistsurfside.com

“A man who stops advertising to save money is like a man who stops a clock to save time.” – Henry Ford

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TREASURER'S REPORT

(May 2023)

INCOME/EXPENSE

Income: The Income for the month of May shows a positive difference of \$2,962 which is mainly due to late fees, interest income, elevator moves and miscellaneous income. Just as a matter of interest: so far, the Association has not received any application to install an EV charging station; therefore, no income for this line item has been recorded.

Expenses: Human Resource Expenses were higher by \$15,447; these expenses include a deviation amount of \$5,725 for Employee Healthcare Insurance. It also included accrual for PTOs in the amount of \$5,000. The Professional Fees were above budget in the amount of \$9,682 basically driven by legal expenses in the amount of \$6,295, wind mitigation consultant in the amount of \$ 1,750 and Reserve Study Consultant in the amount of \$2,000. Misc. Administrative Expenses were lower by \$3,484 of which \$3,911 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 still below budget in the amount of \$15,683. *Please note that with the month of June, the Association will see expenses increasing due to the new premium to be paid.* Utility Expenses were lower by an amount of \$1,696. Maintenance expenses are below budget by \$5,263; the contingency sum of \$3,750 is a major contributor.

Service Contracts Expenses are higher than budget by \$4,533 basically due to more security contractors employed in the building; in addition, whilst a number of items were lower than budget or not used in the month of May, we incurred nearly 50% of the hurricane shutter inspection.

COLLECTIONS

In May, our outstanding receivables have decreased to \$24,645; this development is going into the right direction. The majority of outstanding receivables in the amount of \$16,900 is over 90 days and contributed to 4 unit owners. The appropriate steps including placing a lien on the units have been undertaken. The majority of the outstanding receivables over 90 days is a result of missing Specials Assessment 2023 payments (an amount of \$12,000) and missing Specials Assessment 2021 payments (\$4,100).

It is more than unfortunate, that some owners do not fulfill their obligations and just seem to believe that other owners will chip in. 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 the Association is 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 and I encourage all owners who are late to live up to their obligations.**

FUNDING AT THE END OF MARCH

The funds as per Balance Sheet for Truist Operating Accounts including Petty Cash and Truist Payroll Accounts show an amount of \$1,030,000. The funds as per Balance Sheet for the Truist Reserve Fund Accounts continue to be on a high level of \$1,760,000. The funds as per Balance Sheet for the Truist Special Assessment 2021 Accounts amounts to \$958,000. The funds as per Balance Sheet for the Truist Special Assessment 2023 account amounts to \$1,120,000.

Reinhard Benditte



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MAJOR PROJECTS HIGHLIGHTS

GARAGE RESTORATION (50-Year Recertification)

Phase 1 – (SE Section) – Landscaping and walkway underway.



Phase 1 – (South Center Section) – Landscaping underway.



Phase 1 – (Pool Deck) – Planters landscaping underway



Phase 1 (pool Deck – Pool Storage Closet) – Concrete floor repairs

needed, including post tension cables. Scope of work/schedule in development.



Phase 5 (West Visitor Parking Lot) – Removal of old surface coating is complete. Concrete surface repairs underway.



Estimated project completion: October 2023

TOWER RESTORATION (50 Year Recertification)

• Awaiting final contract from Paradigm for approval by BII.

- Building permit dry run application approved by City of Coral Gables.
- On June 26, Biltmore II Association members met and voted to approve building color Option “C” (Intense white – custom blend with accent color Willow Pewter – custom blend).
- Estimated project duration is 2 years after work commences. Schedule to be provided by Paradigm Construction after contract approval.

POOL RENOVATION

- Waterproofing of pool deck interface with pool waterproofing has been completed.
- Swimming lanes/ markings (ceramic tile) is complete.
- Repair of pool bottom concrete cracks to be performed, followed by pool leak test and application of Diamond Brite surface finish.
- Replacement pool pump to be delivered first week of July.



Estimated project completion: July 2023

Prepared by: Jose Donis