

# BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 15 Issue 11

August 2023

## BILTMORE II CONDO

600 Biltmore Way  
Coral Gables, Florida 33134

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**Manager** ..... Vivian Medina  
**Admin. Asst.** ..... Elisa Burnbaum  
**Front Desk Supv.** ..... Luis Palma  
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### HOW TO REACH US

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**Admin**..... admin@biltmore2.com  
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**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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## MANAGER'S CORNER

### *Storage Rooms; Clean, Declutter-Organize*

Dear Residents,

It has come to the administration's attention that many of the common area storage rooms are overwhelmingly cluttered with too much furniture, etc. Many of the new residents are unable to store items due to the current situation. The common storage rooms are located adjacent to the garbage and trash rooms on all residential floors. We are asking that all residents visit their storage rooms to evaluate what you are currently storing and what you could and should eliminate. All property in the common storage rooms must be boxed and marked with name and unit number.



Furniture should not be stored in these rooms; we have limited space, and everyone should have the opportunity to use some of it. If you have not used a piece of furniture for many years, it needs to go. Our common area storage rooms have become overcrowded. We recommend that you donate all furniture to a cause you believe in, so you feel good about letting go. Give items away, knowing what you have been holding on to, will now bring joy to others.

Owners who sell or rent their units and tenants who have moved out and are no longer residents of the building, must remove all their personal property from storage rooms, storage bins and bicycle storage.

Residents are only allowed to use the common storage rooms and/or storage bins on the floor and tower (east or west) where they reside (east tower= Units 01-10 and PH01-06; west tower= Units 11-20 and PH07-12).

**Items NOT allowed: anything of volatile, flammable, or odorous nature, or anything that poses a health or safety hazard of any kind.**

*Continued on page 2*

**Manager's Corner**  
*(cont. from page 1)*

**No perishable food, oil-based paints, mineral spirits, mattresses, kitchen appliances, bicycles, tires, unwrapped glass objects. Please refer to the Rules and Regulations for a complete list.**

We will soon be completing our annual storage inspections. If we see issues with any particular unit, we will advise them. We request and appreciate your cooperation with this very important issue.

Thank you,

Administration



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# TREASURER'S REPORT

(June 2023)

## INCOME/EXPENSE

**Net Income:** The Net Income for the month of June shows a deficit of minus \$12,435 which is due to a number of variances, but in particular due to higher insurance expenses than expected.

**Income:** On the income site, we see a difference of plus \$ 6,081. There are two positions worthwhile mentioning: Late fees are contributing an additional \$1,433 and Miscellaneous Income is contributing an additional \$4,953 of which \$4,250 is recovery of repair expenses of the East gate. 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 lower by \$15,005; these expenses include a deviation amount of (\$1,270) for Employee Uniforms and Dry-Cleaning. The Professional Fees were above budget in the amount of \$25,102 basically driven by legal expenses with a difference in the amount of \$6,842 and Building Consulting Services with a difference in the amount of \$12,975. This difference covers expenses by Walkway Management Services for testing the exterior surface and belongs to the Garage Restoration Project. Another invoice relates to services rendered by Louis Aguirre & Associates. I am in the process of clarifying what these services cover and whether these expenses belong to the Operational Budget or the Reserve Study with related Projects Miscellaneous. Administrative Expenses were lower by \$5,142 of which \$3,911 is due to the planned recovery of last year's deficit and the remaining positive variance mainly due the Holiday Decoration. The insurance expenses are now starting to be higher than budget as separately communicated. Therefore, we will continuously see an overrun of approximately \$13,074 each month. Utility Expenses were slightly lower than budget even though water sewer expenses increased by \$834. With the testing of the pool, we will see higher water expenses in the month of July and most likely also in the month of August. Maintenance expenses are higher than budget by \$4,851 driven

by the repair of the East gate as mentioned before. The account for the contingency sum was charged with a bill by Triple J Plumbing Services and that charge needs to be booked to plumbing expenses. In addition, there are a number of overruns which will be addressed and clarified by the Finance Committee meeting. Service Contracts Expenses are higher than budget by \$2,189; major contributor are expenses for the hurricane shutter expenses as approved by the Board. In addition, the expenses for landscaping are higher than budgeted; this will be addressed and clarified by the Finance Committee meeting.

## COLLECTIONS

In June, our outstanding receivables increased by \$7,166. We are current with the payments for regular maintenance expenses. The majority of outstanding receivables relate to Special Assessment 2023 payments (an amount of \$26,419) and missing Special Assessment 2021 payments (\$4,352). 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 pay 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 \$1,690,000. The funds **as per Balance Sheet** for the Truist Special Assessment 2021 Accounts amounts to \$1,320,000.

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# MAJOR PROJECT HIGHLIGHTS

August 5, 2023

## GARAGE RESTORATION (50-Year Recertification)

- Phase 1 (pool Deck/storage closet – Post Tension Cable Repairs) – Required concrete excavation inside pool storage closet and deck completed. Five cables required partial replacement. New cables have been installed and pool storage closet concrete has been poured. New cables to be tensioned after all concrete is poured and cured.



- Phases 4 and 5 (West Visitor Parking Lot) – Concrete surface and post tensioned cable repairs underway.



Estimated project completion: November 2023

## TOWER RESTORATION (50 Year Recertification)

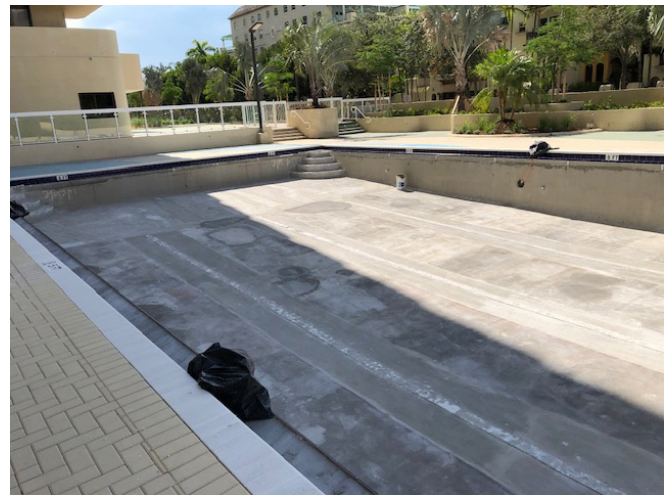
- Awaiting final contract from Paradigm for approval by BII.
- Building permit dry run application revised and await-

ing approval by City of Coral Gables.

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

## POOL RENOVATION

- Swimming lanes markings (ceramic tile) previously installed were incorrect color and will be replaced with the correct color tile.
- Repair of pool bottom concrete cracks has been completed and tested for leakage.
- Pool bottom waterproofing is being repaired due to damage caused by crack injection work. Application of Diamond Brite surface finish is next.



- New pool pump has been installed.



Estimated project completion: August 2023

Prepared by: Jose Donis



## FROM THE DESK OF THE SECRETARY ....

Biltmore II residents are fortunate to be able to observe remarkable events from the comfort of their balconies and windows. Aside from Fourth of July and New Year's firework displays, the building's height and location provide excellent watch points for astronomy events and rocket launches. This summer, for instance, four consecutive supermoons, a new comet, and multiple launches from Florida's Space Coast await viewers from 600 Biltmore Way.

As illustrated by the diagram below from United Launch Alliance, depending on the trajectory of the rockets, launches from Cape Canaveral can be visible from our area, despite originating two hundred miles north. The primary launch site is the Cape Canaveral Space Force Station, also known as Cape Canaveral Air Force Station or the Kennedy Space Center. Various space agencies and private companies use these facilities. The term "rocket" is a catch-all term to refer to any vehicle launched into space, regardless of its specific design or purpose. The launches are both exploratory and, increasingly, commercial in nature.

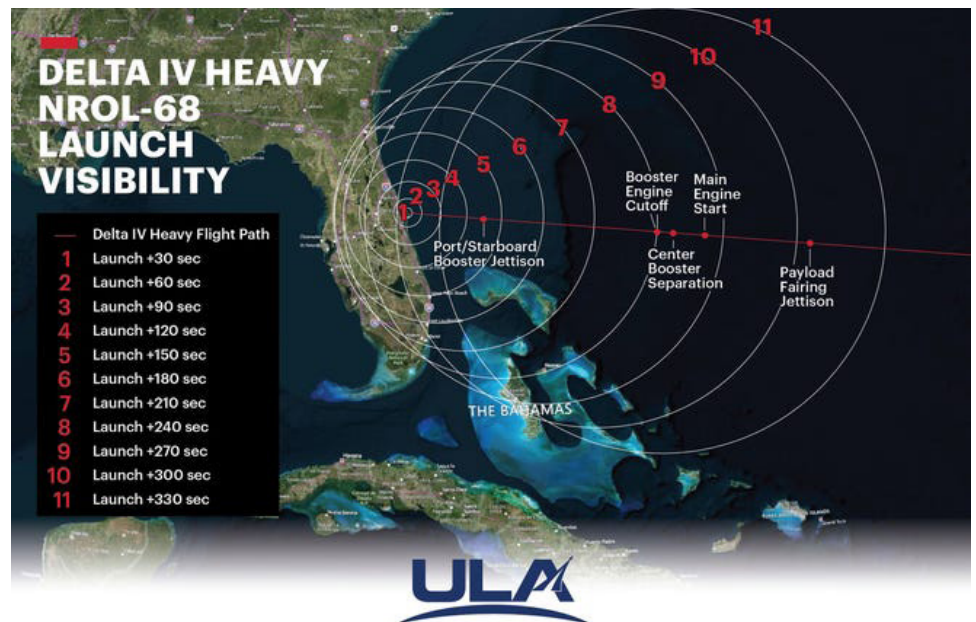
Evening launches are often more visible due to the contrast against the dark sky. Nonetheless, powerful rockets, such as those used by Elon Musk's SpaceX for the Falcon 9 and Falcon Heavy can sometimes create bright plumes that are visible during the day from significant distances, including South Florida. To increase your chances of seeing a launch from Biltmore II, check schedules and keep an eye out for announcements from space agencies and launch providers. As anyone who has planned to watch a take-off in person can attest, these events are subject to weather, other circumstances, and are often resched-

uled. Useful websites for tracking launch dates, times, live-streamed activity, and other relevant watch information include: NASA (<https://www.nasa.gov/launch-schedule/>); Spaceflight Now (<https://spaceflightnow.com/launch-schedule/>); SpaceX (<https://www.spacex.com/launches/>).

While launch events can be tricky to schedule and watch, the faithful moon is a safe "balcony bet." The next full moons after the publication of this article will rise on Tuesday, August 1st ("Sturgeon Moon"), followed by the largest on August 30<sup>th</sup> ("Blue Moon"). Just as summer ends, the "Full Corn Moon" will rise on September 28<sup>th</sup>. These are not your average full moons but "supermoons," resulting from being closer to Earth at the time of the cycle. They will appear approximately 30% brighter and 15% larger than usual.

Those familiar with astronomy and constellations should be on the lookout for a newly discovered comet streaking through our skies this summer near Ursa Minor, the Little Dipper. Comet "C/2023 E1 ATLAS," discovered in March 2023 by the Asteroid Terrestrial-Impact Last Alert System (ATLAS), funded by NASA, will approach its maximum brightness on July 17, moving eastward toward the constellation Cetus, the Whale. The comet will appear as a hazy, greenish smudge to the unaided eye.

Take advantage of the "outdoor room" of your unit and share any other special experience you and yours watch or enjoy from your Biltmore II balcony. Write to: [secretary@biltmore2.com](mailto:secretary@biltmore2.com).



United Launch Alliance provided a helpful graphic (above) showing a past Delta IV Heavy intended flight path and its launch visibility:

**7: Launch + 210 seconds**, visibility extends to Hollywood, Florida; the Everglades, Hialeah, Miami, most of central and East Coast of Florida, parts of West Coast of Florida

Aleida Martinez-Molina

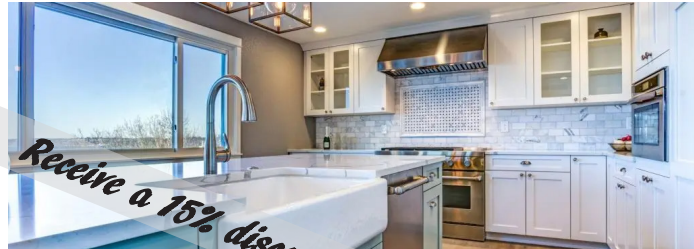
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