

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



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September 2023

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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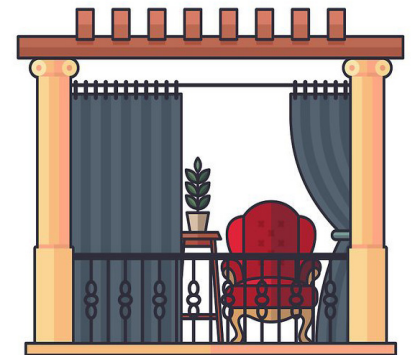
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MANAGER'S CORNER

A reminder to all residents to familiarize yourself with the Association's Rules & Regulations.

UNIT BALCONY REGULATIONS

Permanent attachment of fixtures such as plants, baskets, containers, chimes, plaques or other objects to the ceilings, floors, walls is not permitted. Wind chimes or any other noise emitting items are not allowed. Nothing placed on balconies, except for potted plants, shall extend above the enclosure of the balconies (railings or parapet walls) and be visible from the ground.



Residents are permitted to display the flag of the United States from balconies. Appropriate decorations may be displayed during religious holidays or seasons. All exterior displays must be securely anchored to prevent injury to persons or damage to property in the event of winds & storms.

No one may cause wash or sprinkling waters to flow from balconies or cause dirt, debris or damage to windows, walls and balconies of lower units or vehicles parked below. **Nothing (including water and cigarettes) may be dropped, thrown or poured from balconies.**

- Open-flame barbecuing or cooking on balconies is prohibited.
- No carpeting may be used as a floor covering on any balcony. The material retains moisture and can damage concrete and steel.
- Balconies are not to be used as storage areas. Bicycles are not allowed on balconies.
- No antennas, aerial or satellite dishes may be installed on balconies without prior approval of the Association.

We appreciate your assistance in following the Rules & Regulations

Thank you, MANAGEMENT

A/C MAINTENANCE

Residents are reminded that their AC handler air filters should be replaced at least once every 90 days. Dirty filters reduce the amount of air flowing through the unit and could disrupt airflow, causing your AC handler coil to freeze and potentially result in AC compressor damage, with a high repair cost. Also, reduced air flow and/or coil freezing will significantly reduce the system's efficiency, resulting in insufficient cooling and increased electricity cost.

Drain pan drain lines should be kept clean by adding one cup of distilled vinegar or a commercially available drain line cleaner to the drain line once per month. When condensation builds up inside the AC's without being drained, water can overflow and leak out of the unit. As with any moist environment, the pan filled with stagnant water can also become a breeding ground for mold.

In addition to monthly/quarterly maintenance which residents perform on their own, air-conditioning units (both in units and on the roof) should be inspected, cleaned, and serviced at least once a year by a professional.





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RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



GOT PROPERTY DAMAGE?

GET HELP NOW!

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MAJOR PROJECTS HIGHLIGHTS

September 5, 2023

GARAGE RESTORATION (50-Year Recertification)

Phase 1 (pool Deck/storage closet – Post Tension Cables Repairs) – New cables have been installed. Concrete has been poured near pool wall and curing is in progress. After curing, cables will be tensioned and remaining excavation will be poured.



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 awaiting approval by City of Coral Gables. Coral Gables Board of Architects to review application 9/7.
- Estimated project duration is 2 years after work commences. Schedule to be provided by Paradigm Construction after contract approval.

POOL RENOVATION

- Final finish (Florida Gem Pool plaster) being applied. Expect completion by September 8. To be followed by pool fill, equipment testing and permit closure. Estimated completion September 2023.



Prepared by: Jose Donis

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PARKVIEW POINT - #15B

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