

# BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 16 Issue 1

October 2023

## BILTMORE II CONDO

600 Biltmore Way  
Coral Gables, Florida 33134

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- Vice Pres.** ....Jose Donis
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### OUR STAFF

- Manager** ..... Vivian Medina
- Admin. Asst.** ..... Elisa Burnbaum
- Front Desk Supv.** ..... Luis Palma
- Maint. Supv.**.....Eduardo Mustelier S.

### HOW TO REACH US

- Manager** .. manager@biltmore2.com
- Office**..... 305-448-4765
- Admin.**..... admin@biltmore2.com
- 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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## MANAGER'S CORNER

### *Spring Forward ... Fall Back ...*

Daylight savings time ends at 2:00 am on Sunday, November 5<sup>th</sup> (the first Sunday in November). It will start again on the second Sunday in March, which will be March 10<sup>th</sup> at 2:00 am.

At the beginning of this year, the U.S. Senate passed legislation that would make daylight saving time permanent starting in 2023, ending the twice-annual changing of clocks in a move promoted by supporters advocating brighter afternoons and more economic activity. The Senate approved the measure, called the Sunshine Protection Act, unanimously by voice vote. However, the House of Representatives, which has held a committee hearing on the matter, must still pass the bill before it can go to President Joe Biden to sign.

*Don't forget to set your clocks back one hour at 2:00 am on Sunday, November 5th!*

### A SAFETY REMINDER

Many fire departments encourage people to change the battery in their smoke detectors when they change their clocks, because it can be so easy to forget otherwise. Statistics say a working smoke detector more than doubles a person's chances of surviving a home fire. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

Change your clock,



**CHANGE** your batteries



## NEW RESIDENTS

Julie Mailhot  
Rosa Elena Polo  
Jesus Rodriguez, Gilce Fiedler & Susana Fiedler

# MAJOR PROJECTS HIGHLIGHTS

## GARAGE RESTORATION (50-Year Recertification)

Miscellaneous expansion joint replacement (South side of building) underway.



Phases 4 and 5 parking deck concrete surface repairs have been completed. Additional surface preparation for final coat underway.

**Estimated project completion: November 2023**

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## POOL RENOVATION

All work completed. Awaiting final City of Coral Gables inspection week of October 10.



## TOWER RESTORATION (50 Year Recertification)

- Project contract has been approved by Biltmore II Association and Paradigm. Construction work scheduled to start January 2024. Paradigm will schedule project kickoff meeting in the next several weeks and will develop a detailed project schedule.
- City of Coral Gables Board of Architects has reviewed the proposed exterior building paint color options and have selected and approved: walls - Intense White (custom blend) and accent - Stone wall (custom blend), corresponding to Biltmore II Option F. The proposed walkway/driveway tile is porcelain Terra Crea Pomice (anti-slip) by Kronos which has been tested and meets ANSI A326.3 - acceptance criteria for slip resistance. Tile sample is available for inspection in Management Office.
- Building permit dry run has been reviewed and accepted by the City of Coral Gables and is awaiting contractor (Paradigm) assignment for final approval.

Prepared by: Jose Donis

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## Slow Cooker Chicken Tortilla Soup

- 1 lb shredded, cooked chicken
- 1 (15 oz) can whole peeled tomatoes, mashed
- 1 (10 oz) can enchilada sauce
- 1 (4 oz) can chopped green chiles
- 1 onion, chopped
- 2 cloves garlic, minced
- 2 cups water
- 1 (14.5 oz) can chicken broth
- 1 teaspoon cumin
- 1 teaspoon chili powder
- 1 teaspoon salt
- ¼ teaspoon black pepper
- 1 bay leaf
- 1 (10 oz) package frozen corn
- 1 tablespoon chopped cilantro
- Tortilla chips (crumbled)
- Toppings (optional)

### Directions

Place chicken, tomatoes, enchilada sauce, green chiles, onion, and garlic into a slow cooker. Pour in water and chicken broth; season with cumin, chili powder, salt, pepper, and bay leaf. Stir in corn and cilantro. Cover and cook on Low for 6 to 8 hours or on High for 3 to 4 hours. Sprinkle tortilla chips, and serve with grated cheese, sour cream and any other topping you like!







PATRICKJAIMEZ PA

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## TREASURER’S REPORT - AUGUST 2023

**BALANCE SHEET:** The funds in Truist Operating Accounts (including Petty Cash and Truist Payroll Accounts) amount to \$ 1,140,000. Truist Reserve Fund shows the Regular Reserves – from the Reserve Study at \$1,620,000, which continues on the high side. The Special Assessment ending 2/2024 – per Balance Sheet shows \$675,000 and Special Assessment ending 12/2024, for the 50 Years Recertification, shows \$1,670,000.

**Total Cash Position at 8/31/2023 - \$ 5.105,000 – Balance Sheet.**

**Collections:**

As of August 31, 2023 – Maintenance Fees (including Late Fees \$ 775 and NSF \$ 125) amount to \$5,216, which is consistent with prior months.

A/R: Special Assessment 2021 – ending 2/2024	\$ 2,229
A/R: Special Assessment 2023 – ending 12/2024	\$ 28,888.
<b>Total A/R</b>	<b>\$ 36,333.</b>

**It is expected that all owners will honor their dues on time, thus avoiding unnecessary collection reminders and legal actions.**

**INCOME STATEMENT:**

Month of August Operating Expenses exceeded Maintenance Fees and Income by \$ 28,669. (Deficit). The most significant variance was for higher insurance expenses than Budgeted/expected. Other material variances were incurred in: Credit Line interest \$ 10,106 – one time payment; Unexpected electrical repairs \$ 11,840; and other smaller negative variances offset by Income arising from late fees, laundry and Workers Compensation refund of \$ 3,336.

2022 Audit Status – Finally completed by Padron, Montoro & Hartney. Currently the Audit Report is under review prior to Board of Director’s formal approval. It should be available to Owners upon request to the Management Office during the third week of October.

# DIAMOND

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