

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 16 Issue 6

March 2024

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2023

President.....Jose Fuster
Vice Pres.Jose Donis
Treasurer Rosie Giacosa
Secretary.....Ronald Lacayo
DirectorJose Jaudenes
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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

Association Website
<https://biltmore2condo.mycommunitysite.app>

OFFICE HOURS

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



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MESSAGE FROM THE PRESIDENT

Warm greetings to you all,

It is with great pleasure that I have accepted to be the Association President for the 2024 term. To be successful, I am requesting the Community's understanding and support. My aim is to improve the Community's "Quality of Life and to be mindful of all Life and Safety".

As we all know, many things have been going on during the last couple of years, mainly the RTI Project (Planters, Post-tension Cables and Basement Garage Leaking), as well as the fixing of the Swimming Pool. RTI's project is scheduled to be completed by approximately mid-April 2024.

An additional ongoing project, Tower Restoration (50 Year Recertification), is expected to last up to December 31st, 2025, or possibly longer depending upon the contractor's findings.

On a final note, I would like to extend an invitation to all Residents to engage in committees and in our Community. I am asking you for new ideas and suggestions, and look forward to hearing what we can do to better serve our neighbors.

2024 SLOGAN

Transparency, Communication, and Efficiency

Jose M. Fuster, President

NEW RESIDENTS

Fan, Xuefei "Margaret"

Mainegra, Sebastian and Giacosa, Anna

Hyland, William and Mckay, Patricia



MANAGER'S CORNER



Dear Residents,

As previously communicated, copies of the new, revised Rules & Regulations approved by the Board of Directors are available at the front desk for pickup. The document is also available to all owners on the community website. Here are some of the changes made to our previous Rules & Regulations.

Article 4.5 FOOD AND PHARMACY DELIVERIES

Food and pharmacy deliveries to Units will be allowed provided that Concierge calls Resident and gets permission to send the delivery upstairs.

Article 4.17 UNIT DOORS

A metal plate on each unit access door indicates that unit's designated unit number. Such number may not be covered and must be visible at all times.

Article 6.6 UNIT DOORS (partial article)

Temporary decorations, such as holiday decorations, are permitted to be attached to the surface of the doors. Additionally, a religious object not to exceed 3 inches wide, 5 inches high and 1.5 inches deep may be attached to the mantel or frame of the door.

Article 6.11 COMMERCIAL ACTIVITY

Commercial activity on the Condominium property, including washing of automobiles, pet grooming, trainers in pool and gym, is prohibited.

Article 8.4 GUESTS AND VISITORS (partial article)

After 90 days, guests shall either vacate the unit or properly register by completing all established requirements and be approved as a resident.

Article 8.5 GUESTS AND LIVE-IN DOMESTIC WORKERS

Owners and Residents are required to inform their Guests

and/or live-in Domestic Workers as to these Rules and Regulations for guidance during their stay.

Article 9.2 GUESTS AND DOMESTIC WORKERS (partial article)

Domestic Workers will be subject to the registration and interview process.

Article 9.3 DOMESTIC WORKERS

Domestic Workers who are authorized by a Resident and approved by Management to use a reserved parking space assigned to the Resident's Unit, must register themselves and their vehicle with Management, and obtain a transponder.

Article 12.5 GARAGE AND PARKING AREAS

Parking of personal (non-commercial) vehicles in the basement garage is limited to vehicles that do not exceed 17' in length or 6'6" in height. Any vehicle exceeding either of those limits is not allowed in the basement garage. Parking of personal (non-commercial) vehicles in the covered assigned parking garage areas in the upper deck is limited to vehicles not exceeding 17' in length.

Article 13.3 ACCESS (partial article)

Each Unit is allocated one (1) electronic access fob per registered resident.

Article 13.9 WORKERS IN BASEMENT GARAGE

It is strictly forbidden to bring Workers onto the property via the basement garage.

Article 14.6 STORAGE AREAS (partial article)

Other items which are not permitted in storage rooms; oil-based paints, mineral spirits, mattresses, sofas, upholstered furniture, kitchen appliances, bicycle, tires, unwrapped glass objects.

Article 18.1 POOL AND POOL AREA

Any person who is not a competent swimmer must be accompanied by a responsible competent swimmer capable of supervising and safeguarding the incompetent swimmer at all times.

ARTICLE 18.14 POOL AND POOL AREA

The Pool shall be available for swimming from dawn to dusk, unless the current State-issued Operating Permit authorizes "night swimming" in which case the Pool shall be available for swimming from dawn to 10:00 pm.

Continued on page 3

Manager’s Corner (cont. from page 2)

Article 23.5 INSTALLATIONS, RENOVATIONS & REPAIRS (partial article)

Construction work, including remodeling/renovations approved by the Association must be completed within nine (9) months from the date of the Association approval or receipt of the City permit, whichever comes last.

Article 23.6 INSTALLATIONS, RENOVATIONS & REPAIRS (partial article)

Unit Owners requiring anchorage penetration into the structural slabs ie. floor and ceiling, shall submit an Architectural Modification Request for Association review and approval before any work may commence.

Article 23.11 INSTALLATIONS, RENOVATIONS & REPAIRS

Owners shall ensure that the contractor installs protective covering as specified in the Architectural Modification Form on the floor of the elevator landing and corridor to the door of their Unit. Protective covering shall be replaced by the Contractor as often as necessary, ensuring floor covering is always in reasonably good shape.

Article 25.11 TROPICAL STORM AND HURRICANE CONDITIONS

Residents are reminded that during emergency situations that require the use of the generator, it is strictly forbidden to use the outlets in corridors and other common areas for any reason, including and not limited to, charging of cell phones, laptops, electronic or electric devices, as excessive use of these outlets may cause an overload of the generator’s electrical loads.

Please note that there are other changes in the new Rules & Regulations which are not mentioned here. We recommend that Residents become familiarized with this document.

Please note that these rules are effective March 1st, 2024 and will be enforced.

Vivian Medina, Property Manager

RESULTS OF ELECTIONS

FEBRUARY 26TH, 2024

Jose Donis	93 votes
Rosie Giacosa	103 votes
Ronald Lacayo	88 votes
Jose More	77 votes

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Jose M. Fuster	President
Jose Donis	Vice-President
Ronald Lacayo	Secretary
Rosie Giacosa	Treasurer
Aleida Martinez-Molina	Director
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JANUARY TREASURER'S REPORT

BILTMORE II CONDOMINIUM ASSOCIATION, INC.			
Financial Highlights			
January 31, 2024			
	Current Month 1/31/24	Last Month Unaudited 12/31/23	Change
Cash in banks			
Operating and payroll accts	\$ 839,966	\$ 808,746	\$ 31,219
Special assessment - 2021	\$ 654,185	\$ 597,705	\$ 56,479
Special assessment - 2023	\$ 2,087,752	\$ 2,109,629	\$ (21,878)
Reserves	\$ 2,096,245	\$ 2,021,720	\$ 74,524
Total Cash in Banks	\$ 5,678,148	\$ 5,537,800	\$ 140,348
Maintenance & Assessments receivable			
Maintenance fee receivable	\$ 5,956	\$ 3,723	\$ 2,233
S/A Assessments receivable 2021	\$ 12,594	\$ 1,345	\$ 11,249
S/A Assessments receivable 2023	\$ 57,662	\$ 27,993	\$ 29,669
Total Maintenance & Assessments	\$ 76,212	\$ 33,061	\$ 43,151
Total Equity			
Reserves	\$ 2,384,630	\$ 2,462,234	\$ (77,604)
Fund Balance	\$ 340,401	\$ 369,617	\$ (29,216)
	\$ 2,725,031	\$ 2,831,851	\$ (106,820)
Budget Report - Operating			
	Actual	Budget	Over / (Under)
Operating Revenue	\$ 260,452	\$ 259,963	\$ 489
Expenses			
Human Resources	70,702	75,641	(4,939)
Professional Fees	3,250	8,154	(4,904)
Administrative	3,623	3,904	(281)
Insurance	73,718	85,645	(11,927)
Utilities	27,688	26,925	763
Repairs & Maintenance	7,728	13,992	(6,264)
Service Contracts	47,352	45,702	1,650
Total Expenses	234,061	259,963	(25,902)
Operating surplus (deficit)	26,391	-	26,391
Special Assessments			
	2021	2023	
Special assessment collected	\$ 2,905,288	2,594,057	
Special assessment receivable	12,594	57,662	
Unbilled special assessment	82,118	1,925,331	
Interest Income	270	37	
Total assessment revenue	3,000,270	4,577,087	
Special assessment expenditures	3,000,270	451,034	
Deferred special assessment revenue	\$ -	4,126,053	

The balances on left, reflect financial highlights for balance sheet, Income Statement and Special Assessments as of January 2024.

BALANCE SHEET: These amounts represent a snapshot of the balances as of January 31, 2024 and December 31, 2023, respectively. The details provided for account balances in Cash on hand, Maintenance and Assessment Receivables and Total equity as of January 31, 2024 are compared to (unaudited) December 31, 2023.

Variances in cash on hand and Total Equity are due to normal fluctuations in cashflow required to cover building operations and special projects. Maintenance fee and assessment receivables increased significantly since 12/31/2023 due to late payments. It is expected that all owners will honor their dues on time, thus avoiding unnecessary collection reminders and legal actions.

Income Statement: In the month of January, Operating Revenue exceeded Expenses by \$26,391 thus creating a surplus for the month. When comparing actual results to budgeted amounts, we must take into consideration that the ANNUAL budget is divided equally over 12 months. This may cause variances in certain months due to the timing of expenses. The most significant variances in the income statement when comparing January actual results to Budgeted amounts are in Human Resources, professional fees, repairs and maintenance and insurance. These variances are primarily due to timing differences. Insurance expense is expected to increase in June 2024 and thus is currently underbudget when compared to actual in January. Professional fees are underbudget due to legal fees in the amount of \$3,500 and building consulting of \$1,250 that are expected later this year.

Special Assessments: As of January 31, 2024, the expenditures for the RTI swimming pool project ("Project") exceeded the 2021 special assessment due to change orders and fees paid to Biller Reinhart and EC Consulting. A reconciliation of the Project is in process by PMH Accountants. The Tower Facade Restoration (special assessment 2023) commenced in January 2024 and will be ongoing.

2023 Audit Status – 2023: Audit has commenced and is proceeding in a timely manner. Our new auditors, Tapia, Rojas & Associates have been very proactive in coordinating audit procedures and professional with management. We will continue to keep you informed as the audit proceeds.



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MAJOR PROJECTS HIGHLIGHTS - March 5, 2024

GARAGE RESTORATION (50-Year Recertification)



East Covered Parking - Waterproofing and traffic coatings have been applied. Parking spaces striping complete.



East Visitor Parking - Waterproofing and traffic coatings have been applied. Parking spaces striping underway.



South Contractor Parking - Waterproofing and traffic coatings have been applied. Parking spaces striping underway.



Deck Behind Social Room – Rainwater accumulation on lower concrete slab. Repair method is being developed. Estimated project completion: April 2024.

TOWER RESTORATION (50 Year Recertification)



Building NW Corner (Biltmore Way side) – Work started on the front of the building 1/22/2024, and is being performed in phases named “scaffold drops”. There are a total of 65 drops and work is ongoing on drops 1 – 5, which encompass unit numbers ending in 15, 17 and 19. Project duration is estimated to be 2 years.

During the repair work (drops 1 – 5), it was discovered that several window shutters, installed on the areas of the building painted brown (originally covered by ceramic tile), had shutter anchors embedded into the tile and mortar, not the structure as shown on the photograph. The shutters in these areas have not been attached to a proper substrate and must be removed. After the shutters are removed, the remaining tile will be removed, and the areas will be refinished with stucco. Options for replacement of shutters are being developed.

Prepared by: Jose Donis

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