

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 16 Issue 7

April 2024

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2023

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LAST MINUTE NEWS FLASH!!! BUILDING RECERTIFICATION UPDATE

The City Code, by reference to the Miami-Dade County Code, requires that buildings over 30 years old be recertified as structurally and electrically safe. Due to its age, our building is subject to the recertification requirement. The building was last recertified in 2013 making it due for recertification in 2023. The Association caused the necessary inspections to be performed and recertification reports to be submitted to the City. Although the Association's engineer determined the building was and is safe to occupy, the reports called for some repair work to be performed. That work is underway. When the repairs are completed, the Association's engineer will provide an updated recertification report to the City. At that point, it is anticipated the building will be recertified again.



When a building is not timely recertified, the City Code "presumes" the building is unsafe, even if the building is safe. Because the building was not recertified in 2023, the City issued a notice that the building is presumed to be unsafe and required the Association to appear before the City's Construction Regulation Board on March 11, 2024, for a hearing. At the hearing, the Association presented proof the building is safe to occupy while the repairs are being made. The Association also provided a schedule demonstrating the repairs will be completed by March of 2026. The City's Board determined the building would not be subject to any fines for not being recertified by 2023, provided the repairs are timely completed.

However, for reasons that are not clear to the Association, the City entered an Order declaring the building unsafe. The City's Board did not make any such finding at the hearing. The Association has asked the City to correct the Order. If it does not, the Association will decide on whether to appeal the Order.

Notwithstanding the Order, the building is safe to occupy. The City has not threatened to close the building.

MESSAGE FROM THE PRESIDENT

WARM GREETINGS TO ALL,

We continue to make progress towards the completion of RTI Project (Planters, Post-tension Cables and Basement Garage Leaking). RTI's final date for completion (including punch list walkthrough – handled by Biller Reinhart, EC Consulting, and Association representatives) is now expected to be finalized during the month of May. The Tower Restoration Project (50 Year Recertification), is scheduled to last until the end of March – April, 2026 or possibly longer depending upon the contractor's change orders.

Rules and Regulations & Emergency/Storm Conditions, effective March 1, 2024, are designed to create a congenial, pleasant, and dignified residential atmosphere for all Residents and their Guests. It took better than two years to finalize and legally review these Rules and Regulations. It is the responsibility of the Association Property Manager, Concierge and Maintenance Supervisors, and all Employees and Residents to report all violations. Biltmore II Condominium Association has an Administrative Procedure called "VIOLATION ENFORCEMENT", designed to manage the non-compliance of these Rules. A Violation Committee is now in place. In the event you don't have a copy of the new Rules and Regulations booklet, please request one at the Concierge Office.

On behalf of the Board of Directors, we thank those residents who have volunteered to participate in the various Association Committees and are ready to contribute their time and effort.

Once again, if anyone has new ideas and suggestions, please feel free to communicate them to the Property Manager or any Board Member.

**YOUR COOPERATION IN IMPROVING
OUR COMMUNITY'S QUALITY OF LIFE
IS GREATLY APPRECIATED**

Jose M. Fuster,
President

MANAGERS CORNER

STORAGE ROOMS; CLEAN, DECLUTTER-ORGANIZE

Dear Residents

Rules and Regulations have been revised as to what you can and cannot store in storage rooms. Here are some of the revisions for these areas that must be adhered to.



#14 STORAGE AREAS;

14.6 Nothing of a volatile, flammable odorous nature shall be allowed in storage areas, or anything that poses a health or safety hazard of any kind. No perishable food or other items that might attract insects or rodents may be stored in any storage area. Other items which are not permitted in storage rooms: oil-based paints, mineral spirits, mattresses, sofas, upholstered furniture, kitchen appliances, bicycles, tires, unwrapped glass objects. All property in the common storage rooms **MUST** be boxed and marked with name and unit number. Any item too large to be boxed must also be clearly marked with name and corresponding unit number.

14.8 Owners who sell or rent their units and Tenants who have moved out and no longer reside in the building, must remove all their personal property from storage rooms, storage bins and bicycle storage areas at the time of sale, lease or move-out. Items remaining unclaimed for more than 30 days after a rent, sale or move-out will be considered abandoned and subject to disposal or sale by Management at its discretion.

Furniture should not be stored in these rooms; we have limited space for everyone. 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 that you feel good about letting go. Give items away, knowing what you have been holding on to, will now bring joy to others.

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)

We currently have a violations committee. Notices will be sent to owners violating these rules & regulations.

We appreciate your cooperation with this very important matter.

Thank You,
Biltmore II Association Administration

Don't Set Off The Fire Alarm

Please do not open your main unit door if your kitchen is filled with smoke and your smoke detector goes off. **Smoke in the hallways will automatically set off our general fire alarm.** The Coral Gables Fire Department are the only ones who can turn it off. **Instead, open your balcony doors to allow the smoke to exit.**



LATE NOTICES FOR DELINQUENT ACCOUNTS

Maintenance Assessment, SA 1 and SA 2 receivables late notices were sent out.

If you received a late notice, please address any outstanding balance immediately. It is expected that all owners will honor their dues on time, thus avoiding unnecessary collection reminders and legal actions.



To check your account at www.pmhcpas.com. Go to: **ONLINE OFFICE** and enter your account number in the **OWNERS** section.

Example of account number: 654-unit #-1



NEW RESIDENTS:

Junquera, Patricia

Padrón, Alvaro and Parra, Veronica

RVP

ROSENDE | VELEZ | PAUL



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MANAGING PARTNER

AREAS OF PRACTICE

- Probate administration
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BILTMORE II CONDOMINIUM ASSOCIATION, INC.

TREASURER'S REPORT

February 29, 2024

	Current Month	Last Month	Change
Financial Report			
Cash in banks			
Operating	\$ 853,051	\$ 839,966	\$ 13,084
Special assessment - 2021	\$ 417,269	\$ 654,185	\$ (236,917)
Special assessment - 2023	\$ 2,221,281	\$ 2,087,752	\$ 133,528
Reserves	\$ 2,116,454	\$ 2,096,245	\$ 20,208
	\$ 5,608,055	\$ 5,678,148	\$ (70,097)
Maintenance Assessments Receivable	\$ 28,854	\$ 5,956	\$ 22,898
S/A Assessments receivable 21	\$ 15,574	\$ 12,594	\$ 2,980
S/A Assessments receivable 23	\$ 53,318	\$ 57,662	\$ (4,344)
	\$ 97,746	\$ 76,212	\$ 21,534
Operating Fund Balance	\$ 384,762	\$ 340,400	\$ 44,362
Replacement Fund Balance	\$ 2,397,759	\$ 2,384,630	\$ 13,129
		YEAR TO DATE	
	Actual	Budget	Over / (Under)
Budget Report - Operating			
Total revenues	\$ 521,718.00	\$ 519,926.00	\$ 1,792.00
Expenses			
Human Resources	134,892	151,282	-16,390
Professional Fees	6,936	16,308	-9,372
Administrative	7,054	7,808	-754
Insurance	142,679	171,290	-28,611
Utilities	46,319	53,850	-7,531
Repairs & Maintenance	18,298	27,984	-9,686
Service Contracts	94,787	91,404	3,383
	450,965	519,926	-68,961
Operating surplus (deficit)	70,753	-	70,753
		PROJECT TOTALS	
Special Assessments	2021	2023	
Special assessment collected	2,984,426	2,857,317	
Special assessment receivable	15,574	53,318	
Unbilled special assessment	-	1,666,415	
Interest Income	270	54	
Total assessment revenue	3,000,270	4,577,104	
Special assessment expenditures	3,000,270	451,034	
Deferred special assessment revenue	\$ -	\$ 4,126,070.00	

Continued on page 5

Treasurer's Report (cont. from page 4)

The balances above reflect financial highlights for the Balance sheet, Income Statement and Special Assessments as of February 2024.

BALANCE SHEET: These amounts represent a snapshot of the balances as of February 29, 2024 and December 31, 2023, respectively. The detailed provided for account balances in Cash on hand, Maintenance and Assessment Receivables and Total equity as of February 29, 2024, are compared to the prior month January 31, 2024.

Variances in Cash on hand and Total Equity are due to normal fluctuations in cashflow required to cover building operations and special projects. The decrease in the cash held for Special Assessment 2021 is primarily due to a payment of approximately \$245,000 to RTI. The increase in cash held in the Special Assessment 2023 account is due to collections. No significant payments for expenditures related to the Special Assessments 2023 occurred in the current month.

Receivables continue to be higher than expected. Maintenance Assessment, SA 1 and SA 2 receivables late notices were sent out. **If you received a late notice, please address any outstanding balance immediately. It is expected that all owners will honor their dues on time, thus avoiding unnecessary collection reminders and legal actions.**

To check your account at www.pmhcpas.com. Go to: **ONLINE OFFICE** and enter your account number in the **OWNERS** section. Example of account number: **654-unit #-1**

INCOME STATEMENT: These amounts represent CUMULATIVE totals for operating revenues and expenses for the 2 months ended February 29, 2024.

Operating Revenue exceeded expenses by \$70,753(surplus). 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.

We continue to be underbudget in most Operating Expense categories. Human resources, Professional fees, Insurance are under budget due to expenses expected later in the year. Utilities and Repairs & Maintenance are seasonal and based on current year needs and are expected to fluctuate as the year progresses. Services Contract is over budget due to yearly maintenance performed on the emergency generator

in January and February and is expected to normalize to budget as the year progresses.

SPECIAL ASSESSMENTS- The projects related to Special Assessment 2021 is expected to be completed at the end of April. 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. As of February 29,2024, Special Assessment expenditures for this project is \$451,034.

2023 Audit Status – We continue to move forward with the 2023 Audit. We will continue to keep you informed as the audit proceeds.

Prepared by: *Rosie Giacosa*

CORAL GABLES BI-ANNUAL RECYCLING DRIVE-THRU EVENT

Keep Coral Gables Beautiful will host a Recycling Drive-Thru on Saturday, May 4 from 9 a.m. to noon at the parking lot behind City Hall, 405 Biltmore Way, for city residents. *Participants must enter the event through the Coral Way entrance to the City Hall parking lot. Proof of residency in Coral Gables is required, and items will not be accepted before 9 a.m. or after 12:00 noon. Eligible items: Electronic items with a plug or batteries, paper for shredding (maximum of 5 standard-sized boxes or one 13-gallon trash bag per vehicle), large cardboard boxes, household hazardous waste such as paint cans, pool chemicals, oils, batteries, and household pesticides, lightly/gently used clothing (no undergarments) for donation to Camillus House. Men's shirts, pants and shorts are in high demand.*



MAJOR PROJECTS HIGHLIGHTS

April 4, 2024

GARAGE RESTORATION Remaining Work (50-Year Recertification)

- Repair of water leaks in basement garage during recent rain event.
- Staining of concrete floor at basement garage entrance and exit ramps.
- Deck behind Social Room – Rainwater accumulation on lower concrete slab. Repair method is being developed.
- Planter A1 waterproofing.
- Expected project completion is May 2024

TOWER RESTORATION (50 Year Recertification)



- Repair work on drops 1 and 2 has been completed, except shutter replacement. 28 shutters of 30 in dark area require replacement and have been removed.
- Repair work on drops 3 – 5 is continuing. 16 shutters of 20 in dark area require replacement and have been removed.
- Repair work on drops 6 – 8 has started.
- Work on identification/evaluation of shutter replacement options is continuing. Objective is to minimize duration of unprotected window(s) condition to reduce risk to residents and building during upcoming hurricane season.
- Expected project completion is March 2026.

Prepared by: Jose Donis

Why do I need condo insurance when I am already covered by my condo association?

Many condo owners assume that since they pay a monthly condo association fee, they are fully covered by the condo association's master insurance policy. Unfortunately, that is not the case. Your condo association insurance only covers the building's exterior structures, commonly owned property such as walkways, hallways, pool area and liability for the condo association. The condo owner assumes all responsibility for the interior and contents of their unit.

H06 POLICY (CONDO OWNER INSURANCE)

What does a typical condominium insurance policy cover?

Condo insurance is designed specifically to protect owners from assuming risks and goes well beyond what's covered in a basic condo association insurance policy. Condo insurance covers specific components of your unit, which includes floors, walls and ceilings, fixtures, and protects against property damage, bodily injury liability and loss of use. Condo insurance also provides coverage protection from windstorms, fire and lightning, theft or break in, smoke and vandalism. If your building is destroyed, the condo association's insurance will pay to rebuild the common areas and your unit, but you will be responsible for all of the unit's interior items depending upon what's in your condo association's master insurance policy.

H0-6 Condominium Unit Owners Policy

- Coverage A - Building-Interior of Unit
- Coverage C - Personal Property-Furniture, Clothing, etc.
- Coverage D - Loss of Use- Additional Living Expenses when unit is damaged due to a covered loss.
- Coverage E - Personal Liability- Claims arising from Liability as Owner of the Unit.
- Loss Assessment Coverage - To reimburse for assessments made by Association for covered losses.

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BULK CABLE TASK FORCE UPDATE

Dear Residents,

We want to share that, after careful consideration, our Board has decided to renew our Comcast agreement for the next two years, keeping fiscal responsibility and community satisfaction as our guiding priorities. In sum, renewing our current Comcast cable contract aligns with this year's budget and offers us a valuable window to explore service options that align more closely with your preferences.

In the coming weeks, the Bulk Cable Task Force will distribute surveys to gather your insights on cable and/or internet services. Our aim is to ensure future agreements reflect the community's needs, combining improved services with thoughtful cost management.

We're committed to exploring all options, including fiber optics for enhanced internet performance and bundling services for cost efficiency. This interim period allows us to thoroughly assess alternatives without the constraint of a long-term commitment, ensuring any future changes are made with your best interests at heart.

The Task Force's ultimate goals include upgrading our technology to increase internet performance, exploring the options for bundled services, reducing costs, and actively involving you in the decision-making process.

Your input is invaluable to us. We welcome any feedback or suggestions and encourage volunteers to join our efforts. Your feedback, ideas, and participation are crucial as we navigate through this exploratory phase towards enhancing our community's services. Together, we can make informed decisions that benefit our entire community. Please feel free to reach out to management or myself if you are interested in participating or have any ideas.

Kind regards,
Ronald A. Lacayo, Secretary
Biltmore II Bulk Cable Task Force



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