

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 16 Issue 11

August 2024

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2024

President.....Ronald Lacayo
Vice President Terry McKinley
Treasurer Rosie Giacosa
Secretary..... Aleida Martinez-Molina
Director Martha Hernandez
Director Susan Klock
Director Jose Moré

OUR STAFF

Manager Vivian Medina
Admin. Asst. Elisa Burnbaum
Front Desk Supv. Luis Palma
Maint. Supv...... Roberto Suarez

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
Editor Ginny Shwedel
Association Website
<https://biltmore2condo.mycommunitysite.app>

OFFICE HOURS

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

august

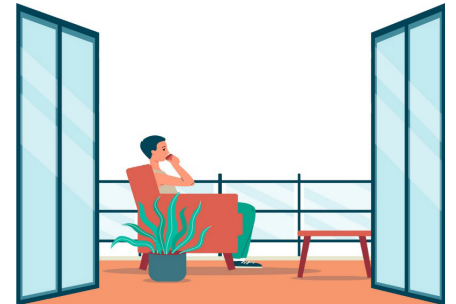
Published monthly at no cost to the Biltmore II Condominium by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnnewsletters.com to ADVERTISE in one of our newsletters or to get a FREE newsletter for your property.

MANAGER'S CORNER

All residents must familiarize themselves 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.

CIGARETTE BUTTS ARE NOT TO BE FLICKED OFF BALCONIES.

Lit cigarettes can cause serious fires! This may have caused our most recent fire on the 2nd floor balcony. Be responsible, buy an ash tray.

- **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.**
- **Do not store flammable items on your balcony!**

WELCOME ROBERTO SUÁREZ

Roberto Suarez officially started at Biltmore II on July 15th, 2024 as our new Maintenance Supervisor.

From a young age, Roberto demonstrated a profound interest in manual activities and pursued hobbies centered around building and creating. After arriving in the United States in 2000, he started his career by flipping homes and becoming a General Contractor. This role allowed him to gain hands-on experience in construction, project management, and customer service. His ability to manage multiple projects simultaneously and deliver high-quality results earned him a stellar reputation among various condominium communities in Miami.

As a Maintenance Supervisor at several condo locations, Roberto was responsible for overseeing maintenance operations, ensuring that all systems were functioning efficiently, and managing a team of maintenance personnel. He successfully managed housekeeping operations alongside his engineering responsibilities. His keen eye for detail and commitment to maintaining high standards of cleanliness and orderliness ensured that the properties he managed provided a superior living experience for residents and guests alike.



Roberto's passion lies in optimizing the operational systems of the properties he oversees, consistently driving improvements and efficiency.

Beyond his professional achievements, Roberto is a dedicated father to his two children—a 13-year-old daughter and an 8-year-old son—who serve as his primary motivation. He instills in them the values of genuineness, honesty, and the importance of pursuing their dreams and purposes in life.

Roberto holds an Associate of Arts degree and boasts multiple certifications and licenses, including:

- X-ray Technologies
- CPR Certified, CPR/AED
- Certified Pool Operator (CPO)
- Sunbelt Lift Operator
- Refrigeration Technician in HVAC

In his short time at Biltmore II, Roberto's expertise and qualifications have already proven themselves, resulting in fast-acting actions (during this week's fire) as well as observing and providing solutions to problems which had previously been overlooked.

If you haven't met Roberto yet, stop by and introduce yourself. Biltmore II warmly welcomes him!

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION

RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?

MENTION THIS FLYER FOR FREE POLICY REVIEW

GOT PROPERTY DAMAGE? GET HELP NOW!

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Boazal, License #PT13224

BILTMORE II CONDOMINIUM ASSOCIATION, INC.

TREASURER'S REPORT

June 30, 2024

	<u>Current Month</u>	<u>Last Month</u>	<u>Change</u>
Financial Report			
Cash in banks			
Operating	\$ 697,896	\$ 695,424	\$ 2,471
Special assessment - 2021	\$ 160,219	\$ 200,663	\$ (40,445)
Special assessment - 2023	\$ 2,760,970	\$ 2,592,500	\$ 168,469
Reserves	\$ 2,472,429	\$ 2,409,528	\$ 62,900
Assessments receivable	\$ 18,459	\$ 17,819	\$ 640
S/A Assessments receivable 21	\$ 2,427	\$ 2,785	\$ (358)
S/A Assessments receivable 23	\$ 26,333	\$ 29,113	\$ (2,780)
Equity			
Operating Fund Balance	\$ 391,094	\$ 417,144	\$ (26,050)
Replacement Fund Balance	\$ 2,423,835	\$ 2,484,285	\$ (60,450)
	Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under)</u>
Budget Report - Operating			
Total revenues	\$ 1,566,697	\$ 1,559,778	\$ 6,919
Expenses			
Human Resources	408,591	453,846	(45,255)
Professional Fees	55,331	48,924	6,407
Administrative	19,848	23,424	(3,576)
Insurance	463,129	513,870	(50,741)
Utilities	171,166	161,550	9,616
Repairs & Maintenance	71,446	83,952	(12,506)
Service Contracts	271,018	274,212	(3,194)
	<u>1,460,529</u>	<u>1,559,778</u>	<u>(99,249)</u>
Operating surplus (deficit)	106,168	-	106,168
	Project Totals		
	<u>2021</u>	<u>2023</u>	
Special assessment collected	2,997,573	3,548,720	
Special assessment receivable	2,427	26,333	
Unbilled special assessment	-	1,001,997	
Interest Income	270	341	
Total assessment revenue	<u>3,000,270</u>	<u>4,577,391</u>	
Special assessment expenditures	3,000,270	924,530	
Deferred special assessment revenue	<u>\$ -</u>	<u>3,652,861</u>	

Continued on page 4

Treasurer's Report (cont. from page 4)

FINANCIAL STATEMENT REPORT:

The balances above reflect financial highlights for the Balance sheet, Income Statement and Special Assessments as of June 30, 2024.

BALANCE SHEET: The detail provided for account balances in Cash on hand, Maintenance and Assessment Receivables and Total equity as of June 30, 2024, are compared to the prior month May 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.

Maintenance and Special Assessment Receivables remain stable. We appreciate your continued attention to all receivables balances. 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

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.

INCOME STATEMENT: These amounts represent CUMULATIVE totals for operating revenues and expenses for the 6 months ended June 30, 2024 compared to Budgeted amounts. As of June 30, 2024, we have an operating surplus of \$106,168. Operating Revenue are exceeding expenses by \$3,039(surplus) for the month of June and continue to be underbudget in most Operating Expense categories. 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.

WELCOME
welcome
NEW RESIDENTS
 Raymond and Susan Waterhouse
 Maria Lucia Tcherassi and Matthew Gonzalez

DIAMOND

REMODELERS

Full Service Contractors

@DIAMONDREMODELERS

We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the *Remodeling Experts*, **family owned for 40 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa

305-865-9005

www.diamondremodelers.com

jeff@diamondremodelers.com

**"Your Experienced
Handyman"**

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Quartz Counter Tops
- All Types of Tiles & Marble Installed

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes

- Full Service Contractors
- Plumbing & Electrical Service
- Doors / Windows
- Mirror Installation

EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**

any
remodeling
job!

**10%
OFF**

**Any
Service**

Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 9/30/2024

Receive a 15% discount on any remodeling job!

Receive a 15% discount on any remodeling job!

Painting & Services Unlimited Lic. CC94BS00437

Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

©2024 Diamond Remodelers