

# BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 16 Issue 10

July 2024

## BILTMORE II CONDO

600 Biltmore Way  
Coral Gables, Florida 33134

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

### OFFICE HOURS

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



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June 26, 2024

Biltmore II Condominium Association, Inc. c/o Ms. Vivian Medina, Property Manager  
600 Biltmore Way Coral Gables, FL 33134  
Email: [manager@biltmore2.com](mailto:manager@biltmore2.com) Phone: 305-448-4765  
Project #: 21-265

**Subject: Project Delay – New Information**  
**Biltmore II Condominium Façade Restoration**  
**600 Biltmore Way**  
**Coral Gables, FL 33134**

Dear Ms. Medina,

The purpose of this letter is to inform the Biltmore II residents of new information regarding the current construction delay.

### Summary

Because of an inquiry regarding lead, demolition work on the façade restoration project was temporarily halted by the general contractor, and their workmen briefly shifted to other non-demolition work at Biltmore II. After more studies, results show that there is lead-based paint in sporadic locations on the exterior of the building. Areas with lead-based paint can be restored as needed with added containment precautions performed by Paradigm Construction Group who has been certified by the EPA. Please read below for more details.

### Background

At the request of a resident, Paradigm Construction collected paint chip samples from the exterior building stucco painted surfaces and metal railing painted surface from one location. The samples were tested for the presence of lead. While lead is present in the sample paint chips, the level of lead appeared to be below the

*Continued on page 2*

**Project Delay** (cont. from page 1)

threshold set by the Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations. Demolition activities were halted out of caution for the residents and workers. Based on review of the regulation and discussions with the Association Board, the project delay was extended until additional testing could be performed.

**New Information**

An EPA certified testing agency was engaged to complete sampling in compliance with the regulation. Two-hundred and three (203) individual tests were conducted across the exterior surfaces of twenty-seven (27) units. Twelve percent (12%) of, or twenty-four (24) test samples were above the threshold set by the Code of Federal Regulations. One hundred seventy-nine (179) test samples were below the threshold set by the Code of Federal Regulations. BillerReinhart did not find a locational pattern to the areas found to have elevated levels of lead and is still developing an opinion on the intermittent presence of offending material. Ultimately, the façade restoration must be conducted in compliance with the EPA Renovate, Repair, and Paint Rule protocols.

The special protocols in the EPA Renovate, Repair, and Paint Rule allow for the building to be restored and maintained by containing disturbed lead-based paint materials. The protocols should

NOT be thought of as “lead remediation” which would involve finding and removing lead-based materials from the entire building or work area.

Simultaneous with the testing activity, the exterior building façade general contractor obtained accredited certification to perform renovation, repair, and painting activities in buildings which contain lead-based paint. Additional protocols and associated costs have been reviewed and presented by the contractor:

- Metal railing will be prepared with a solvent wipe instead of mechanically abrading the surface of the existing paint. This change is warrantable and there is no additional cost.
- After stucco and concrete repair areas in each section of the façade are sounded, marked, and reviewed by the inspecting engineer, the contractor’s designated crew will test each marked area for lead based

paint using certified test kits. The additional manpower, supplies, and testing kits are extra costs which will be tracked by the project team.

- Balcony access will be restricted at all areas adjacent to the work in addition to the section of the façade being restored.
- Repair areas found to contain high levels of lead will be demolished and prepared for new material using compliant containment protocols. Patches that require the additional protocols will be billed at a new higher unit cost which includes all the needed manpower and materials.
- The placement of new materials including concrete, stucco, sealant, and paint do not require additional construction protocols.
- Costs associated with schedule delays will be processed according to the terms of the construction contract.

Construction is expected to begin within the next two weeks. Please find more information in the attached pamphlet.

This letter is not intended to cover hidden defects or additional environmental concerns. Biller Reinhart Engineering Group, Inc. reserves the right to update the information contained in this letter if deemed necessary due to modified site conditions or the availability of new/ additional information.

Sincerely,  
Kristen Foreman, Principal Structural Engineer  
**Biller Reinhart Engineering Group, Inc.**  
State of Florida Certificate of Authorization No. 9149

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# BILTMORE II CONDOMINIUM ASSOCIATION, INC.

## TREASURER'S REPORT

May 31, 2024

	<u>Current Month</u>	<u>Last Month</u>	<u>Change</u>
<b><u>Financial Report</u></b>			
<b>Cash in banks</b>			
Operating	\$ 695,424	\$ 635,675	\$ 59,748
Special assessment - 2021	\$ 200,663	\$ 200,226	\$ 436
Special assessment - 2023	\$ 2,592,500	\$ 2,766,488	\$ (173,989)
Reserves	\$ 2,409,528	\$ 2,343,080	\$ 66,447
<b>Assessments receivable</b>	\$ 17,819	\$ 23,237	\$ (5,418)
S/A Assessments receivable 21	\$ 2,785	\$ 7,175	\$ (4,390)
S/A Assessments receivable 23	\$ 29,113	\$ 54,768	\$ (25,655)
<b>Equity</b>			
Operating Fund Balance	\$ 417,144	\$ 413,005	\$ 4,139
Replacement Fund Balance	\$ 2,369,411	\$ 2,360,986	\$ 8,425
	<b><u>Year to Date</u></b>		
	<b><u>Actual</u></b>	<b><u>Budget</u></b>	<b><u>Over / (Under)</u></b>
<b><u>Budget Report - Operating</u></b>			
Total revenues	\$ 1,304,816	\$ 1,299,815	\$ 5,001
<b>Expenses</b>			
Human Resources	338,892	378,205	(39,313)
Professional Fees	44,079	40,770	3,309
Administrative	15,459	19,520	(4,061)
Insurance	372,550	428,225	(55,675)
Utilities	135,277	134,625	652
Repairs & Maintenance	62,544	69,960	(7,416)
Service Contracts	232,880	228,510	4,370
	<u>1,201,681</u>	<u>1,299,815</u>	<u>(98,134)</u>
Operating surplus (deficit)	103,135	-	103,135
	<b><u>Project Totals</u></b>		
	<b><u>2021</u></b>	<b><u>2023</u></b>	
Special assessment collected	2,997,215	3,379,835	
Special assessment receivable	2,785	29,113	
Unbilled special assessment	-	1,168,102	
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	
<b>Deferred special assessment revenue</b>	<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 May 31, 2024.

**BALANCE SHEET:**

The detail provided for account balances in Cash on hand, Maintenance and Assessment Receivables and Total equity as of May 31, 2024, are compared to the prior month April 30, 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 have improved. We appreciate your continued attention to all receivable balances. To check your account at [www.pmhepas.com](http://www.pmhepas.com). Go to: **ONLINE OFFICE** and enter your account number in the **OWNERS** section. Example of account number: 654-unit #-1

If you receive 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 5 months ended May 31, 2024 compared to Budgeted amounts. As of May 31, 2024, we have an operating surplus of \$103,135. Operating Revenue are exceeding expenses by \$4,139(surplus) for the month of May 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.

**NOTE:** The audited financial statements as of December 31, 2023 have been approved by the Board and are posted on the Biltmore 2 website.

**WELCOME**  
*welcome*  
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