

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 17 Issue 1

October 2024

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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FROM THE BOARD OF DIRECTORS

STORAGE ROOMS: DECLUTTER AND CLEAN-OUT TO CONFORM TO RULES & REGULATIONS, OR BE FINED EFFECTIVE NOVEMBER 1ST, 2024

Dear Residents

Rules and Regulations were revised in March, 2024, as to what you can and cannot store in storage rooms. Effective November 1st, 2024, Unit owners in violation of these rules will be subject to fines and non-compliant possessions will be discarded. Following are some revisions and reminders for these areas that must be adhered to. Also, as noted and marked in the storage rooms and their doors, placing articles above the painted red horizontal lines and fire sprinklers are fire code violations. For those violations, Unit Owners will also be subject to fines and non-compliant belongings discarded as of November 1st, 2024.



RULES & REGULATIONS, SECTION#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

Continued on page 2

From the Board (cont. from page 1)

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 move-out, rent or sale 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 over crowded. We recommend that you donate all furniture to a cause you believe in, so you feel good about letting go. Give items away, knowing what you have been holding on 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 AND VIOLATORS WILL BE SUBJECT TO FINES EFFECTIVE NOVEMBER 1ST, 2024.

We appreciate your cooperation with this very important matter.

Thank you,
Biltmore II Association Board of Directors

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DID YOU KNOW THAT? PUMPKIN FACTS

A pumpkin is really a squash? It is! It's a member of the Cucurbita family which includes squash and cucumbers.

That pumpkins are grown all over the world? Six of the seven continents can grow pumpkins including Alaska! Antarctica is the only continent that they won't grow in.

That the "pumpkin capital" of the world is Morton, Illinois? This self proclaimed pumpkin capital is where you'll find the home of the Libby corporation's pumpkin industry.

That the Irish brought this tradition of pumpkin carving to America? The tradition originally started with the carving of turnips. When the Irish immigrated to the U.S., they found pumpkins a plenty and they were much easier to carve for their ancient holiday.



Fun Facts About The Pumpkin!!

- Pumpkins contain potassium and Vitamin A.
- Pumpkin flowers are edible.
- The largest pumpkin pie ever made was 20ft in diameter and weighed 3,699 pounds. It used 1,212 pounds of canned pumpkin, 109 gallons of milk, 2,796 eggs, 7 pounds of salt, 14 pounds of cinnamon, and 525 pounds of sugar
- In early colonial times, pumpkins were used as an ingredient for the crust of pies, not the filling.
- Pumpkins were once recommended for removing freckles and curing snake bites.
- The largest pumpkin ever grown weighed 2,749 pounds.
- Pumpkins are 90 percent water.
- 80% of the pumpkin supply in the US is available in October.
- Native Americans flattened strips of pumpkins, dried them and made mats.
- Native Americans called pumpkins "isqoutm squash."
- Native Americans used pumpkin seeds for food and medicine.





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FEATURED PROPERTIES

 <p>10261 E Bay Harbor Dr #301 <i>(Boat slip inc.)</i> 2 B/ 2.5BA, 1960 sqft \$2,850,000</p>	<p>9341 E. Bay Harbor Dr #PH 7-D 2B/2.5BA, 1510 sqft \$670,000</p>
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BILTMORE II CONDOMINIUM ASSOCIATION, INC.

TREASURER'S REPORT

August 31, 2024

	<u>Current Month</u>	<u>Last Month</u>	<u>Change</u>
<u>Financial Report</u>			
Cash in banks			
Operating	\$ 676,803	\$ 700,251	\$ (23,449)
Special assessment - 2021	\$ 145,541	\$ 209,470	\$ (63,930)
Special assessment - 2023	\$ 3,023,717	\$ 2,868,171	\$ 155,545
Reserves	\$ 2,589,653	\$ 2,510,729	\$ 78,923
Assessments receivable			
S/A Assessments receivable 21	\$ 1,141	\$ 2,427	\$ (1,286)
S/A Assessments receivable 23	\$ 22,773	\$ 25,443	\$ (2,670)
Equity			
Operating Fund Balance	\$ 415,378	\$ 397,285	\$ 18,093
Replacement Fund Balance	\$ 2,589,410	\$ 2,497,352	\$ 92,058
	Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under)</u>
<u>Budget Report - Operating</u>			
Total revenues	\$ 2,097,049	\$ 2,079,704	\$ 17,345
Expenses			
Human Resources	549,112	605,128	(56,016)
Professional Fees	64,610	65,232	(622)
Administrative	28,622	31,232	(2,610)
Insurance	641,610	685,160	(43,550)
Utilities	233,527	215,400	18,127
Repairs & Maintenance	76,749	111,936	(35,187)
Service Contracts	371,054	365,616	5,438
	1,965,284	2,079,704	(114,420)
Operating surplus (deficit)	131,765	-	131,765
	Project Totals		
	2021	2023	
Special assessment collected	2,998,859	3,884,487	
Special assessment receivable	1,141	22,773	
Unbilled special assessment	-	669,789	
Interest Income	270	342	
Total assessment revenue	3,000,270	4,577,391	
Special assessment expenditures	3,000,270	993,022	
Deferred special assessment revenue	\$ -	3,584,369	

Continued on page 5

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 August 31, 2024.

BALANCE SHEET: The detail provided for account balances in Cash on hand, Maintenance and Assessment Receivables and Total equity as of August 31, 2024, are compared to the prior month July 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 8 months ended August 31, 2024 compared to Budgeted amounts. As of August 31, 2024, we have an operating surplus of \$131,765. Operating Revenue are exceeding expenses by \$18,074(surplus) for the month of August 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.

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October is National Breast Cancer Awareness Month

How can I find breast cancer early?

The best way to find breast lumps that may be cancer is to do 3 things:

- Have regular mammograms.
- Have your doctor check your breasts.
- Check your breasts yourself every month.
- Doing all of these things gives you the best chance to find cancer as early as you can. Finding breast cancer early makes treatment much easier and more effective. More than 90 out of 100 women whose breast cancer is found early will be cured.

Changes to look for in your breasts

- Any new lump (which may not be painful or tender)
- Unusual thickening of your breasts
- Sticky or bloody discharge from your nipples
- Any changes in the skin of your nipples or breasts, such as puckering or dimpling
- An unusual increase in the size of one breast
- One breast unusually lower than the other



For more information you can visit the American Cancer Society's breast cancer Web site at www.cancer.org/ or call 800-ACS-2345. You can also visit the Breast Cancer Network's Web site at www.breastcancer.net.

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