

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 17 Issue 5

February 2025

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
Maintenance Sup. ... Antonio Alvarez

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://biltmore2.mycommunitysite.co/>

OFFICE HOURS

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



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

Smoke Alarm Detector Compliance

Thank you to all the residents that are now in compliance with the State of Florida Fire Prevention Code (FFPC). For those of you that have not yet complied, we urge you to do so before the deadline of Monday, March 3, 2025. Our maintenance dept. will be conducting inspections the week of February 24, 2025.

Smoke alarm detectors, whether wired type or battery type, are only valid for ten (10) years. Expiration dates are printed on each device.

- Proper locations are: One (1) in each sleeping room (bedroom) PLUS One (1) in the hallway to the bedrooms, no farther away from a bedroom door than 21 feet as measured along a path of travel.
- If a dwelling unit has multiple levels (multi-level penthouses), there must be at least one smoke alarm on each level.
- If mounted on a wall, the smoke alarm must be installed within 12 inches from the ceiling.
- Smoke alarms mounted on a ceiling or wall, should not be within 3 feet (36 inches) of an HVAC register.
- If an existing wired alarm was installed prior to 2015, it must be replaced. 10-year lithium battery-powered smoke alarms can replace hard-wired alarms.



The 10-year old sealed lithium battery smoke detectors are available online and cost an average of \$20 - \$50 at most hardware stores. These smoke alarm detectors have a longer lifespan and are tamper-proof, eliminating the worry about remembering when to change the batteries.

If you need assistance with the installation of your smoke detectors, please contact our Maintenance Department Supervisor **Antonio Alvarez** 305.448.4765 ext 107 or e-mail maintenance@biltmore2.com

We appreciate your cooperation with this very important matter.

MANAGEMENT

BILTMORE II CONDOMINIUM ASSOCIATION, INC.

TREASURER'S REPORT

December 31, 2024

	<u>Current Month</u>	<u>Last Month</u>	<u>Change</u>
Financial Report			
Cash in banks and Investments			
Operating	\$ 685,872	\$ 716,596	\$ (30,725)
Special assessment - 2021	\$ 85,128	\$ 81,471	\$ 3,656
Special assessment - 2023	\$ 3,051,206	\$ 2,927,746	\$ 123,459
Reserves	\$ 2,973,862	\$ 2,858,001	\$ 115,860
Assessments receivable			
Maintenance Receivable	\$ 37,116	\$ 31,189	\$ 5,927
S/A Assessments receivable 21	\$ 1,141	\$ 1,141	\$ -
S/A Assessments receivable 23	\$ 70,949	\$ 48,368	\$ 22,581
Equity			
Operating Fund Balance	\$ 418,670	\$ 467,275	\$ (48,605)
Replacement Fund Balance	\$ 2,949,991	\$ 2,856,279	\$ 93,712

	Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under)</u>
Budget Report - Operating			
Total revenues	\$ 3,155,648	\$ 3,119,556	\$ 36,092
Expenses			
Human Resources	830,106	907,686	(77,580)
Professional Fees	87,357	97,844	(10,487)
Administrative	52,789	46,853	5,936
Insurance	1,005,874	1,027,744	(21,870)
Utilities	344,375	323,100	21,275
Repairs & Maintenance	129,618	167,900	(38,282)
Service Contracts	570,522	548,426	22,096
	<u>3,020,641</u>	<u>3,119,556</u>	<u>(98,912)</u>
Operating surplus (deficit)	135,007	-	135,004

	Project Totals	
	<u>2021</u>	<u>2023</u>
Special Assessments		
Special assessment collected	2,998,859	4,506,102
Special assessment receivable	1,141	70,949
Interest income	270	9,518
Miscellaneous income	-	17,730
Total assessment revenue	<u>3,000,270</u>	<u>4,604,297</u>
Special assessment expenditures	3,000,270	1,717,840
Deferred special assessment revenue	<u>\$ -</u>	<u>2,886,457</u>

As we conclude 2024, I would like to take this opportunity to share a few reflections on our achievements and to express my gratitude for your support and collaboration throughout the year.

Over the past year, our Finance Committee has accomplished numerous goals set forth at the start of 2024. I would like to personally thank our committee members, **MARTHA HERNANDEZ, TERRY MCKINLEY, AMADEO MOLINOS and ADRIAN CABRERA** for all the hours generously spent working for our community and for their positive spirit of collaboration during this complex year.

During the last 12 months, we have made significant strides in our financial health and stability. Here are a few of the projects we successfully launched and completed in 2024:

- Transitioned new accountants and auditors.
- Review and amend the current banking practices, including compliance with FDIC insurance guidelines, established sweep accounts.
- Reviewed CDARs and interest-earning options. Invested operating, Reserve and SA 23 monies in Government backed FDIC insured treasury notes. Current earnings rates are between 3.63% - 4.38% up from .50%-1%
- Streamlined SIRS and budget process to create a cohesive approach for the future.
- Established controls over project spending and established monitoring procedures.

Looking ahead, we are committed to continuing this momentum into the new year. We anticipate new challenges, but with the strong financial foundation we've built and close monitoring, I am confident that we will navigate them effectively. I encourage you to stay engaged with our financial journey and to kindly share your ideas on how we can further improve.


DECEMBER FINANCIAL STATEMENT SUMMARY:


Variances in **Cash on hand and Investments and Equity** are due to normal fluctuations in cashflow required to cover building operations and special projects. As of December 31, 2024, the total balance held at TIS Investments is approximately \$6.1MM and rates range from 3.73% to 4.38%.

Maintenance and Special Assessment Receivables increased this month. SA 23 receivables increased significantly due to the billing of shutter removal requests to unit owners in the amount of \$12,600. We appreciate your continued attention to all receivable 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**


INCOME STATEMENT: These amounts represent CUMULATIVE totals for operating revenues and expenses for the 12 months ended DECEMBER 31, 2024, compared to Budgeted amounts. As we conclude our fiscal year, we accrue for various year end expenses such as PTO, Bonuses, and other items that increase our expenses. As of December 31, 2024, we have an operating surplus of \$135,007. Operating expenses exceeded revenue by approximately \$48,000(deficit) for the month of December primarily due to \$40,000 in Human resources related to year-end bonuses, related taxes, accrued PTO and the return of full staffing expenses in the maintenance department.

Coral Gables Dental Arts

We Are **Smile MAKERS!** 



Full Service Dentistry

Scan for All Services 


iDRIP YOU DRIP. WE DRIP

Join Us For **Wellness Wednesdays**
* All Day

iDrip Immunity | iDrip Beauty | iDrip Metabolizer | Anti-Aging Injections | Medical Weight Loss | And More

We have **SPECIAL PRICES** for our **KEY BISCAYNE** Patients. Call us to schedule your appointment and ask for more information.

Coral Gables Dental Arts
305.661.5360 | 305.361.5493
2645 SW 37th Ave. | Ste. 303 | Coral Gables, FL 33133



STRAWBERRY CHEESECAKE BITES

Ingredients

- 2 tablespoons graham cracker crumbs
- 1 (8 ounce) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 teaspoons vanilla extract
- 12 large fresh strawberries
- 2 (1 ounce) squares semisweet chocolate (Optional)
- 1 teaspoon canola oil (Optional)

Directions

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. With a sharp paring knife, cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe about 1 tablespoon of the cream cheese filling into each strawberry, making sure the filling overflows a bit out of the top of the strawberry. Hold each strawberry upside down to dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until warm and smooth, 1 to 3 minutes. Dip strawberry tips into melted chocolate, then place onto the prepared baking sheet and refrigerate until set.



**TWO
CONVENIENT
LOCATIONS**



**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA

New Patient Special \$79
(D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com

WANTED

PRINT JOBS

anything that puts ink on paper

**Condo/HOA Managers/BODs
Mgmt Companies-Residential or Commercial**
Voting/Elections Packages • Annual Notices (w/ affidavits)
Letterhead • Complete Property Signage
Parking/Scooter/Bicycle Stickers and Decals
Window Lettering-Wraps • Newsletters • Binding

**Denizens | Businesses | Club Promoters
Schools | Restaurants | County | City**
Events • Reunions • Graduations • Obit Books • Weddings
Promotional-Branding Materials • Announcements
Biz Cards • Pamphlets • Brochures
Yearbooks • Posters-Banners • Vehicle Wraps

CONTACT MARC *(the newsletter guy)*

cgpimarc@earthlink.net

786-223-9417

for a no obligation quote on your next print job

*** NO JOB TOO BIG OR TOO SMALL ***

Tight time lines, rush jobs ...

we'll do our best to help meet your commitments.

Condo Resident Perks!

Now through February 28th!



Save on Edge AI, Starkey's newest, best sounding Rx hearing aids, during our Heart Hearing Event.



EDGE^{AI} Rivald Only By Perfect Hearing



Next Generation Connectivity: Volume adjustments from your smartphone.



Speech Probability Predictor: Identifies speech 30% more often, even in tough listening situations.



Long-Lasting Rechargeable Battery: Charge overnight and listen (and stream) for up to 51 hours.¹



Waterproof² up to 1 meter Our hearing aids underwent aggressive simulations of the environment and have been certified by an independent external lab with a strict pass rate of 100%.

Exclusive Offers for Condo Residents!



NOW THROUGH FEBRUARY 28, GET

\$1000 OFF

the purchase of a pair of the all new Starkey Edge AI Rx hearing devices.³



WE SPECIALIZE IN SECOND OPINIONS!

CALL US TODAY!

(888)-272-9589



Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist,
Board Certified in Hearing Instrument Sciences

36 Over 36 locations including Arkansas, Florida, Georgia, Indiana, Maryland, New Jersey, North & South Carolina, & Texas.

19046 NE 29th Avenue, **Aventura**

222 95th Street, **Surfside**

www.HearAgainAmerica.com



1. Edge AI RIC R only. Other styles will vary.

2. up to 1 m, not intended for swimming. Rechargeable styles only.

3. Cannot be used on prior purchases or combined with prior discounts.



NEW RESIDENTS

Carmen Pearman
 Marcia Dunn
 Daniella Kagan



CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
 STELLARADJUSTING.COM




RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

GOT PROPERTY DAMAGE? GET HELP NOW!

MENTION THIS FLYER FOR FREE POLICY REVIEW

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 Boaz License #P17524

KITCHEN & BATHROOM REMODELING
 SATISFACTION AND QUALITY GUARANTEED
NO JOB TOO SMALL

REMODELING & INSTALLATIONS

Kitchens | Bathrooms | Interiors
 Cabinets | Vanities (New & Resurfaced)
 Baseboards & Crown Molding | Mirrors
 Quartz, Marble & Granite Countertops
 Popcorn Ceiling Removal | Interior Doors & Frames
 Impact Windows & Doors
 Ceramic Tile & Marble Installed
 Plumbing & Electrical Service

PAINTING

House, Condo, Apt. | Interiors & Exteriors
 Roof Painting | Pressure Cleaning

MINOR REPAIRS

Exterior Wood | Facia & Soffit
 Stucco | Drywall & Framing

Design & Management Services
 Free Estimates
 Service & Quality
 Commercial & Residential




Specializing in Condo & Apartment interiors. 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.

DIAMOND REMODELERS

KITCHEN AND BATHROOM SPECIALISTS

Jeffrey Diamond **Anthony Lasorsa**
 Lic# CC94BS00437 Lic# CGC031497
 Licensed & Insured General Contractors

WWW.DIAMONDREMODELERS.COM | 305-865-9005
 Jeff@diamondremodelers.com

 @diamondremodelers  Diamond Remodelers

Special Discounts will be applied for mentioning this ad

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.