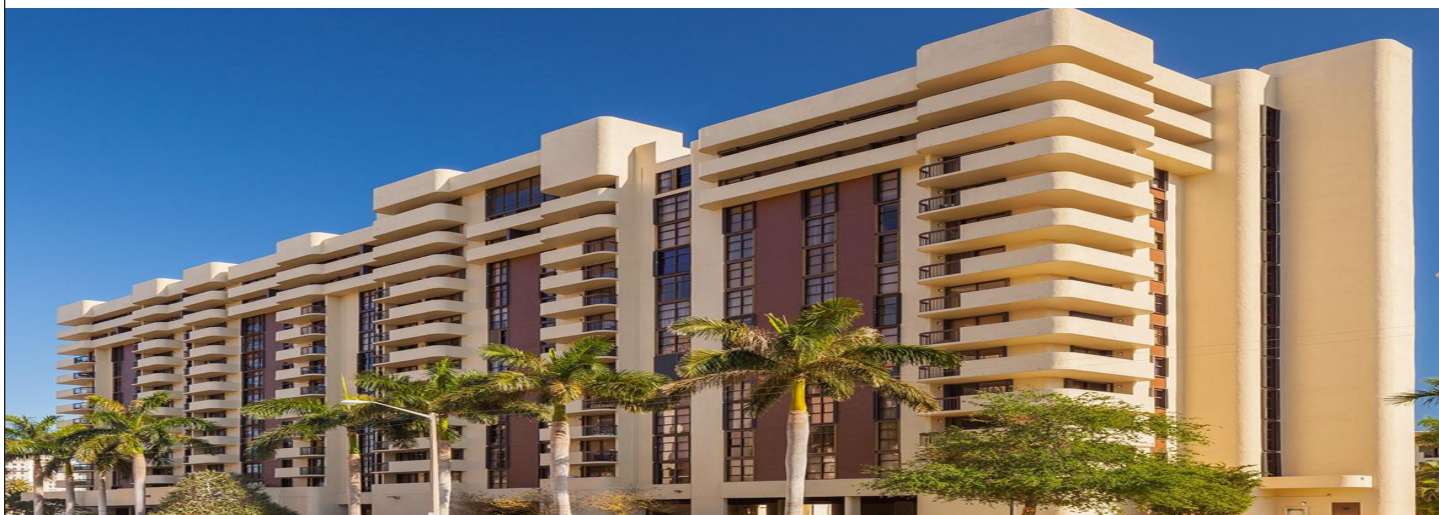


BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 17 Issue 6

March 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.

MARCH

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MANAGER'S CORNER

2025 NEW BOARD OF DIRECTORS & OFFICERS

At the February 24, 2025 Annual Meeting and Election of Directors of Biltmore II Condominium Association Inc. four (4) Board Directors were elected. The fully constituted Board of Directors for 2025 is as follows:

Ronald Lacayo	President	1 year term
Terry McKinley	Vice President	2 year term
Aleida Martinez Molina	Secretary	2 year term
Rosie Giacosa	Treasurer	1 year term
Martha Hernandez	Director	2 year term
Susan Klock	Director	2 year term
Jose More	Director	1 year term

.....

Thank you to all the residents who are now in compliance with the State of Florida Fire Prevention Code (FFPC) for smoke detector devices. Those of you who have not yet complied, we urge you to do so immediately. We will begin inspections of the devices from **10:00am-4:00pm** as follows:

Monday, March 10, 2025	floors 2 & 3
Tuesday, March 11, 2025	floors 4 & 5
Wednesday, March 12, 2025	floors 6 & 7
Thursday, March 13, 2025	floors 8 & 9
Friday, March 14, 2025	floors 10 & 11
Monday, March 17, 2025	floors 12 & PH

We appreciate your assistance with this important matter.

Thank you, Management.



BILTMORE II CONDOMINIUM ASSOCIATION, INC.

TREASURER'S REPORT

January 31, 2025

	<u>Current Month</u>	<u>Last Month</u>	<u>Change</u>
<u>Financial Report</u>			
Cash in banks and Investments			
Operating	\$ 713,216	\$ 716,596	\$ (3,381)
Special assessment - 2021	\$ 82,834	\$ 81,471	\$ 1,362
Special assessment - 2023	\$ 2,980,372	\$ 2,927,746	\$ 52,625
Reserves	\$ 3,065,188	\$ 2,858,001	\$ 207,186
Assessments receivable			
Maintenance Receivable	\$ 32,874	\$ 31,189	\$ 1,685
S/A Assessments receivable 21	\$ 1,141	\$ 1,141	\$ -
S/A Assessments receivable 23	\$ 61,518	\$ 48,368	\$ 13,150
Equity			
Operating Fund Balance	\$ 437,170	\$ 467,275	\$ (30,105)
Replacement Fund Balance	\$ 3,063,167	\$ 2,856,279	\$ 206,888

	<u>Year to Date</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under)</u>
<u>Budget Report - Operating</u>			
Total revenues	\$ 288,796	\$ 284,106	\$ 4,690
Expenses			
Human Resources	73,522	72,887	635
Professional Fees	8,708	10,675	(1,967)
Administrative	3,050	4,310	(1,260)
Insurance	92,559	99,486	(6,927)
Utilities	27,115	31,358	(4,243)
Repairs & Maintenance	8,850	15,467	(6,617)
Service Contracts	48,572	49,923	(1,351)
	<u>262,376</u>	<u>284,106</u>	<u>(21,730)</u>
Operating surplus (deficit)	26,420	-	26,420

	<u>Project Totals</u>	
<u>Special Assessments</u>	2021	2023
Special assessment collected	2,998,859	4,515,535
Special assessment receivable	1,141	61,518
Interest income	270	9,535
Miscellaneous income	-	17,730
Total assessment revenue	<u>3,000,270</u>	<u>4,604,316</u>
Special assessment expenditures	3,000,270	1,977,254
Deferred special assessment revenue	<u>\$ -</u>	<u>2,627,062</u>

JANUARY 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 January 31, 2025, the total balance held at TIS Investments is approximately \$6.1MM and rates range from 3.65% to 4.38%.

Maintenance and Special Assessment Receivables increased this month in total due to an increase in the SA 23 receivables. The increase is due to the billing of shutter removal requests to unit owners in the amount of \$12,600. Units have been billed and we urge you to review your account and pay all receivable balances. To check your account at www.pmhepas.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 month ended January 31, 2025, compared to Budgeted amounts. As of January 31, 2025, we have an operating surplus of \$26,420. We are slightly under budget in most categories.

BEER CHEESE DIP**Ingredients**

- 32 oz Velveeta, cut into 1/2-inch cubes
- 1 cup Irish stout beer (such as Guinness)
- ½ cup salsa
- 2 Tbs Worcestershire sauce
- 1 tspn chili powder
- ½ tspn onion powder
- ¼ tspn cayenne pepper (Optional)

Directions

1. Heat cheese in slow cooker on high until melted, about 20 minutes.
2. Stir beer, salsa, Worcestershire sauce, chili powder, onion powder, and cayenne pepper into cheese until smooth and heated through, stirring frequently, about 10 minutes.



Serve with tortilla chips, raw veggies, crusty bread or baked pretzels for dipping.

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Saturday, April 26th – 9:00 am – 12:00 noon

Keep Coral Gables Beautiful will be hosting a **Recycling Drive-Thru on Saturday, April 26 from 9 a.m. to noon in the parking lot behind City Hall.**

Participants must enter the event through the Coral Way entrance to the City Hall parking lot. Walk-ins and bicyclists are welcome.

Residents can bring old electronics and large cardboard boxes for recycling, dispose of household hazardous waste, plastic bags and film, bring documents for shredding, and drop off "lightly/gently used" clothing (men's, women's and children's) which will be donated to Camillus House. There is a high demand specifically for men's shirts, pants, and shorts.

Electronic items with a plug or batteries are eligible to be recycled. Coral Gables residents can drop off household hazardous waste items such as paint cans, pool chemicals, oils, batteries, and household pesticides.

Proof of residency in Coral Gables is required. Items will not be accepted before 9 a.m. or after 12 p.m.

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.*

Materials Not Accepted:

- Biological/infectious waste (i.e., sharps)
- Styrofoam
- Tires
- Appliances
- Fire extinguishers
- Smoke detectors
- Medical waste
 - *Expired or unwanted prescription drugs can be dropped off at 2151 Salzedo St.*

Over the past eight years, these bi-annual events have diverted over 533,000 pounds of electronic, household hazardous waste, clothing, and paper from entering landfills.

This event is organized by Keep Coral Gables Beautiful in partnership with the Coral Gables Sustainability Advisory Board and the City of Coral Gables Police and Public Works Departments.

For additional information call 305-460-5547.

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