

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 18 Issue 7

April 2026

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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- Maintenance**.....
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- Editor** Ginny Shwedel
- Association Website**
<https://biltmore2.mycommunitysite.co/>

OFFICE HOURS

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



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Community Event Recap & Looking Ahead

We are pleased to share that our Pool, Backgammon, and Dominoes event held on March 18th was a success! It was great to see neighbors come together, enjoy some friendly competition, and spend time building connections within our community.



This event marks the first of what we hope will be many more opportunities to gather and engage. The Social Committee is excited to plan a series of events throughout 2026, held every few months, all with the goal of strengthening our sense of community and creating enjoyable shared experiences for all residents.

We welcome your ideas and suggestions as we continue to build this program. Please feel free to reach out to the management office with any thoughts or feedback.

Thank you to everyone who participated—we look forward to seeing more of you at the next event!

Warmest Regards,
Social Committee



Biltmore II Condominium Association, Inc. TREASURER'S REPORT

February 28, 2026



New Residents
Absher, Cynthia
Muñoz, Armando
and Daysi



	<u>Current Month</u>	<u>Last Month</u>	<u>Change</u>
Financial Report			
Cash in banks and Investments			
Operating	\$ 1,029,157	\$ 1,124,860	\$ (95,704)
Special assessment - 2023	\$ 1,174,786	\$ 1,374,023	\$ (199,238)
Reserves	\$ 4,029,873	\$ 3,873,496	\$ 156,376
Assessments receivable			
Maintenance Receivable	\$ 13,557	\$ 7,923	\$ 5,634
S/A Assessments receivable 23	\$ 857	\$ 2,289	\$ (1,432)
Equity			
Operating Fund Balance	\$ 770,003	\$ 747,834	\$ 22,169
Replacement Fund Balance	\$ 3,993,371	\$ 3,904,051	\$ 89,321

	<u>Year to Date</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under)</u>
Budget Report - Operating			
Total revenues	\$ 519,628	\$ 527,534	\$ (7,906)
Expenses			
Human Resources	146,787	179,513	(32,726)
Professional Fees	9,675	19,700	(10,025)
Administrative	9,707	9,473	234
Insurance	151,494	151,494	1
Utilities	50,850	55,333	(4,483)
Repairs & Maintenance	15,612	32,683	(17,071)
Service Contracts	95,040	79,339	\$ 15,701
	<u>479,165</u>	<u>527,534</u>	<u>(48,369)</u>
Operating surplus (deficit)	\$ 40,463	\$ (0)	\$ 40,463




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TREASURER'S REPORT – FEBRUARY 2026

We are pleased to share an update on the **financial position of our community as of February 28, 2026**. As we move further into the year, Biltmore II continues to demonstrate **strong financial stability**, supported by disciplined budgeting, proactive management, and the continued commitment of our residents.

Operating Results

The Association continues to perform well operationally. For the **first two months of 2026**:

- **Total operating revenue:** \$519,628
- **Total operating expenses:** \$479,165
- **Operating surplus:** \$40,463

Expenses remain **well controlled and below budget overall**, with notable savings in the following expense categories - Human Resources, Professional Fees, Utilities, Repairs & Maintenance. These savings have helped generate a strong operating surplus early in the year.

Cash and Investments

Biltmore II maintains a solid financial foundation across all funds to support both **day-to-day operations and long-term capital needs**.

As of February 28, 2026, the Association held approximately:

- **\$1,029,157** in the Operating Fund
- **\$1,174,786** in the 2023 Special Assessment Fund
- **\$4,029,873** in the Replacement (Reserve) Fund

This represents approximately **\$6.23 million in total cash and investments**

To maximize returns while maintaining safety and liquidity, excess funds across **Operating, Reserve, and Special Assessment accounts** are invested in **U.S. Treasury Notes through Truist Investment Services**. This strategy continues to generate meaningful interest income while ensuring funds remain accessible when needed.

SA-23 Tower Restoration & 50-Year Recertification

The SA-23 Special Assessment funds the building's **tower restoration and 50-Year Recertification project**, a critical investment in preserving the safety, structural integrity, and long-term value of Biltmore II.

As of February 2026:

- **Total project costs incurred to date:** \$4.52 million
- **Estimated remaining cost to complete:** \$1.86 million
- **Updated total projected project cost:** approximately **\$6.38 million**

Funding for the project currently totals approximately **\$5.42 million**, including the special assessment, reserve contributions, and interest earned. While projections indicate a **potential funding gap of approximately \$950,000**, this reflects normal adjustments as the project

progresses and additional work is identified—something that is **very common in large structural restoration projects**.

The Board continues to actively monitor costs, funding sources, and investment income. Importantly, Biltmore II remains in a **strong financial position to responsibly manage and complete this project**, which represents a long-term investment in our community.

Reserve Funds

The **Replacement (Reserve) Fund** continues to strengthen, ending February with a balance of **\$3,993,371**, an increase of approximately **\$89,000 from January**. Year-to-date activity includes: • **\$251,132** contributed to reserves • **\$187,868** spent on reserve-related projects • **\$18,858** earned in interest income. These reserves play a critical role in maintaining the building and planning for future capital improvements.

Accounts Receivable

Owner receivables remain **low and well managed**, reflecting the continued reliability of our community. As of February 28: • **Maintenance receivable:** \$13,557 • **Special Assessment receivable:** \$857. Thank you to all residents for your continued timely payments.

Looking Ahead

The Board remains focused on:

- Maintaining **strong reserves and liquidity**
- Successfully completing the **tower restoration project**
- Continuing **prudent investment strategies**
- Supporting the long-term vision for **building modernization and preservation**

With thoughtful financial management and the continued support of our residents, **Biltmore II remains well positioned for a successful and exciting year ahead!**

Thank you for being part of such a special community.

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Dogs of Biltmore Spotlight: MEET CP, *a Remarkable Miniature Schnauzer*

By Monique Selman

At an incredible 18 years and 9 months old, CP the Miniature Schnauzer is nothing short of extraordinary. A beloved member of the Susz family since she was just 8 weeks old, CP has spent nearly two decades bringing joy, companionship, and quiet devotion to her owners, Paul and Clemencia.

Like many Schnauzers, CP has always had a strong personality, but what stands out most is her deep love for simply being close to her people. Whether it's a gentle walk around the neighborhood or just sitting nearby, CP is happiest when she's in the company of those she loves.

Her tastes are simple but specific—her favorite treat is a small bit of cooked egg, a little indulgence that has surely been part of her long and happy life. Over the years, she has remained a steady, loving presence, proving that the bond between a dog and their family only grows stronger with time.

CP is a beautiful reminder of the loyalty, resilience, and unconditional love that our pets bring into our lives. The Susz family's dedication and care have clearly played a big role in her longevity, and in return, CP has given them a lifetime of cherished memories.

We are honored to feature CP as one of Biltmore's treasured dogs—a true testament to a life well-lived and well-loved.



EARTH DAY 2026: The forest is fighting back

If you've ever doubted whether big environmental goals can actually be achieved, Pakistan has a story for you.


In 2014, the Pakistani province of Khyber Pakhtunkhwa launched an audacious goal: plant one billion trees. Skeptics were plentiful. But by 2018, a WWF audit confirmed the province had not only hit its target but surpassed it — planting 872 million seedlings with an average survival rate of nearly 89 percent, ahead of schedule, expanding the region's forests by 350,000 hectares. The International Union for Conservation of Nature called it "a true conservation success story," and the province became the first entity in the world to complete the Bonn Challenge, a global pledge to restore degraded land.




Energized by that success, Pakistan launched the Ten Billion Tree Tsunami in 2019 — a nationwide, government-backed effort to keep going. More than 500,000 green jobs were created in the process, many of them going to daily workers in rural communities who needed them most. Forest cover has measurably increased around every major planting site.


No project this large is without bumps. Independent researchers note that survival rates at some sites run lower than official estimates, and that species selection and long-term care matter as much as raw planting numbers. But even the skeptics agree: this is one of the most ambitious reforestation efforts ever attempted, and it is working.

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Recycling Drive-Thru Event

April 25, 2026

Coral Gables City Hall

405 Biltmore Way, Coral Gables, FL 33134



Keep Coral Gables Beautiful will be hosting a **Recycling Drive-Thru on Saturday, April 25th, 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 (please see list of acceptable items), 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)
- Radioactive materials
- Styrofoam
- Unknowns

- Tires
- Appliances
- Non-propane cylinders
- Fire extinguishers
- Smoke detectors
- Fireworks/explosives/ammunition
- Reactive materials requiring stabilization
- DEA-regulated substances
- Medical waste

Reminders for the event:



- No vehicle will be permitted to form a line before the event opens at 9 a.m.
- All participants must enter the event through the Coral Way entrance to the City Hall Parking Lot.
- The event will open promptly at 9 a.m. and close at noon.
- Please be prepared to show your ID.
- Plastic bags and film: Please follow the list of acceptable plastic bags and film items to bring for the plastic film drop off.
- Bring gently/lightly used clothing (no undergarments). High demand items are men's shirts, pants, and shorts.
- Medical waste will not be accepted.
- Any expired or unwanted prescription drugs can be taken to our drop-off location on the first floor of the police station located at 2151 Salzedo Street.
- For paper shredding, a maximum of 5 standard-sized boxes or one 13-gallon trash bag per vehicle will be accepted to ensure all attendees have an opportunity to participate.
- Attendees are encouraged to bring large cardboard boxes to the event to be recycled.
- Walk-ins and bicyclists are welcome.

About

Over the past nine years, these bi-annual events have diverted over 651,500 pounds of electronic, household hazardous waste, clothing, plastic film, and paper from entering landfills. This event is organized by Keep Coral Gables Beautiful in partnership with the Coral Gables Sustainability Advisory Board, the City of Coral Gables Police, and Public Works Departments. See additional information on recycling in the city or call 305-460-5547.

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