

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 18 Issue 9

June 2026

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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OFFICE HOURS

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



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MANAGER'S CORNER

Dear Residents,

For those of you I have not yet had the opportunity to meet, my name is Florencia Gariboldi, and I am pleased to be working with the Association and our wonderful staff to support the day-to-day operations of Biltmore II.



Over the past several weeks, I have spent much of my time getting to know the property, meeting residents, gaining a deeper appreciation for Biltmore II's rich history and traditions, and listening to the many stories, projects, and ideas that help make this such a special place to call home. One of the things I have enjoyed most is witnessing the strong sense of community that exists here and the pride residents take in their building and in one another.

As we move forward, my goal is simple: to be accessible, responsive, and helpful. Whether you have a question, concern, suggestion, or simply want to stop by and introduce yourself, my door is always open. I truly believe that the best communities are built through communication, collaboration, and a shared commitment to preserving and enhancing the exceptional quality of life that residents enjoy at Biltmore II.

I am in the management office every Monday, Wednesday, and Friday from 9:00 a.m. to 3:00 p.m. and would love the opportunity to meet more of you in the coming weeks. You may also reach me by email at manager@biltmore2.com.

Thank you for the warm welcome I have already received. I look forward to working together and becoming a part of the Biltmore II family.

Warmly,

Florencia Gariboldi

Community Connection



Internet & Television Services Update

The Association continues to work closely with AT&T Fiber and DirecTV Stream as part of the community's new bulk internet and television services program. Many residents have already completed their DirecTV Stream transition and are enjoying the new service and expanded viewing options.

AT&T's fiber installation remains underway, and residents are reminded not to cancel their current internet service until AT&T has completed installation and activation in their unit.

We understand that any change in technology can come with questions, and we appreciate everyone's patience and cooperation throughout this process. Thank you as well to the residents who attended the recent Town Hall meeting and shared their feedback and experiences.

If you need assistance with your DirecTV Stream equipment, have questions regarding your service, or would like guidance regarding the installation process, please do not hesitate to contact the management office. Our team is happy to assist and help connect residents with the appropriate resources when needed. If you need to speak to DirecTV Customer Service directly, please call the dedicated number for the **Care Support Team: 1-866-258-9766 between 7:00 am and 10:00 pm.**

Thank you for your continued support as we work together to make this transition as smooth as possible for all residents.

Biltmore II Condominium Association, Inc. TREASURER'S REPORT

April 30, 2026

	<u>Current Month</u>	<u>Last Month</u>	<u>Change</u>
Financial Report			
Cash in banks and Investments			
Operating	\$ 970,764	\$ 1,068,653	\$ (97,890)
Special assessment - 2023	\$ 587,647	\$ 1,020,984	\$ (433,338)
Reserves	\$ 4,218,119	\$ 4,108,211	\$ 109,907
Assessments receivable			
Maintenance Receivable	\$ 7,033	\$ 13,568	\$ (6,535)
S/A Assessments receivable 23	\$ 857	\$ 857	\$ -
Equity			
Operating Fund Balance	\$ 759,778	\$ 793,879	\$ (34,101)
Replacement Fund Balance	\$ 4,215,129	\$ 4,230,787	\$ (15,658)

	<u>Year to Date</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Over / (Under)</u>
Budget Report - Operating			
Total revenues	\$ 1,037,451	\$ 1,055,068	\$ (17,617)
Expenses			
Human Resources	300,334	359,025	(58,691)
Professional Fees	24,423	39,400	(14,977)
Administrative	23,900	18,945	4,955
Insurance	302,987	302,987	-
Utilities	116,167	110,667	5,500
Repairs & Maintenance	39,148	65,366	(26,218)
Service Contracts	161,560	158,679	\$ 2,881
	<u>968,519</u>	<u>1,055,069</u>	<u>(86,550)</u>
Operating surplus (deficit)	\$ 68,932	\$ (1)	\$ 68,933




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TREASURER’S REPORT

Dear Neighbors,

We are pleased to share our financial and project update as of April 30, 2026, highlighting continued strength of B2’s finances.

Operating Results Snapshot: Year-to-Date Operating Surplus of \$68,923. Expenses remain trending below budget in several categories.

Cash & Investments Balances - The Association continues to maintain strong liquidity across all funds. The investment strategy allows us to maintain strong day-to-day liquidity while maximizing returns through conservative investments in U.S. Treasury instruments.

Total Association Liquidity: Over \$5.7 million
Operating Fund: Cash \$433,521, Investments \$537,243 for a Total of \$970,764
Reserve Fund: Cash \$365,298, Investments \$3,852,821 for a Total of \$4,218,119
Special Assessment (SA 2023): Cash \$54,349, Investments \$533,298 for a Total of \$587,647

Interest Income - Biltmore II’s investments continue to generate meaningful income for the YTD of \$57,722 broken down as follows:
Operating Fund \$5,939
Reserve Fund \$39,469
SA 2023 Fund \$12,314

Accounts Receivable - Maintenance Receivable of \$7,033 and SA 2023 Receivable of \$857. Illustrating that collections remain strong and stable.

Reserve Fund Overview (SIRS and Non-SIRS) - SIRS Reserves \$2,224,010 and NON-SIRS Reserves \$1,991,119 totaling \$4,215,129. The reserves continue to grow through scheduled funding and investment income, ensuring the association is well prepared for future capital needs.

The 2025 F/S Audit has been completed and is being uploaded to the association website. The Final audit resulted in a 2025 operating surplus of \$267,101; combined with the 2024 surplus of \$141,122, the association has a 2-year surplus of \$408,223. The Board will be voting on the transfer of this surplus to the Reserve account in order to

mitigate the impact of the Facade restoration project short-fall.

Closing Thoughts:

Biltmore II remains in a strong financial position, supported by solid cash reserves and investments, and careful oversight of major projects.

As always, we thank you for your continued support.

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Biltmore II Rules & Regulations - *Friendly Reminders*

All residents of Biltmore II have received copies of our Rules and Regulations. However, from time to time, we all benefit from a friendly reminder of the guidelines that help make our community a pleasant place to live.

Beginning this month, we will be featuring brief excerpts from our Rules and Regulations handbook in each newsletter. Our goal is not only to reinforce community standards but also to encourage cooperation, consideration, and respect among neighbors.

By working together and following these established guidelines, we can continue to maintain the beauty, safety, and enjoyment of our building for everyone who calls Biltmore II home.

Keep Noise to a Minimum:

Respect quiet hours and be mindful of neighbors, especially between 10:00 PM and 9:00 AM. (R&R 5.2)



Help Keep Common Areas Clear:

Hallways are emergency access routes and should remain free of personal belongings, including shopping carts, strollers, floor mats and decorations. (R&R 6.5)

Proper Attire in Common Areas:

When traveling to and from the pool, please wear appropriate cover-ups and footwear in interior common areas and hallways. (R&R 6.9 and 18.3)

Be a Responsible Pet Owner:

Keep pets leashed in common areas, clean up after them, and ensure they always remain under control. (R&R 11.4 and 11.6)

Use Balconies Responsibly:

Balconies are not storage areas. Please avoid hanging clothing, towels, or other items from railings. (R&R 7.4). Never throw or drop anything - **including cigarette butts** - from balconies. (R&R 7.10)

Register Guests in Advance:

Guest registration helps maintain building security and ensures a smooth arrival experience. (R&R 8.3)

Dispose of Trash and Recycling Properly:

Break down cardboard boxes and use the designated recycling and trash areas to help keep our building clean and organized. (R&R 15.1, 15.2 and 155)

Keep Common Areas Smoke-Free:

Smoking is not permitted in indoor common areas or the pool area. (R&R 6.10)

Plan Renovations and Contractor Work Ahead:

Please follow Association procedures and approved work hours for all renovations, repairs, and contractor activities. (R&R 23.1 and 23.2)

Treat Others with Courtesy and Respect:

A friendly greeting, patience, and mutual respect go a long way toward making Biltmore II a welcoming place for everyone. (R&R Introduction)





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DOGS OF BILTMORE 2: MEET MADDIE

By Monique Selman

If you've spent any time around Biltmore 2, chances are you've already met Maddie—or perhaps Maddie has met you first.



Maddie is a five-year-old Mini Goldendoodle who has been part of the family since she was a puppy. Owned by Veronica and Manuel Mendez, this friendly and affectionate pup has become a familiar face throughout the building.

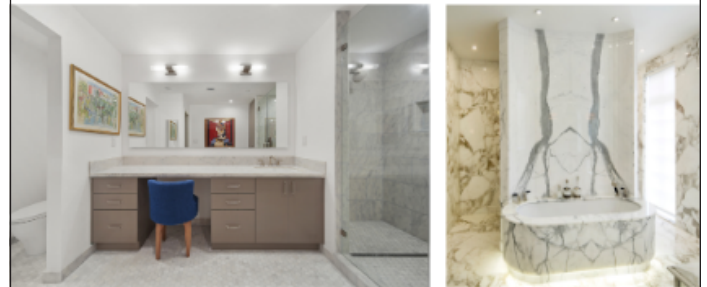
Maddie's favorite toy is her plush horse, and when it comes to treats, turkey tops the list. But food and toys are only part of what makes Maddie special. She loves chasing lizards, playing with her toys, snuggling with Dad, and making her daily rounds to greet residents and staff. Whether you're heading to the elevator or walking through the lobby, Maddie is always happy to stop and say hello.

She also enjoys spending time with her four-legged friends, including Lucas, Paco, Gidget, and many others in the B2 canine community.

When asked what it's like owning a dog at Biltmore 2, Veronica shared a humorous observation: "If you own a dog at B2, you probably refer to residents as 'Maddie's mom' or 'Maddie's dad' rather than by their actual names!"

She adds that Biltmore 2 offers a wonderful community of residents and staff who genuinely care about the pets who call the building home. "If you're not very social, B2 will definitely push you out of your comfort zone," she laughs. "The dogs have a way of bringing everyone together."

For Maddie, every day is another opportunity to make new friends, spread a little joy, and remind us why dogs are such an important part of the Biltmore 2 family.



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