

BILTMORE II CONDOMINIUM MONTHLY NEWSLETTER



Volume 18 Issue 11

August 2026

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

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august

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A MESSAGE TO OUR COMMUNITY

Dear Residents,

As we begin the month of August, we would like to share an update on the many projects and initiatives currently underway throughout Biltmore II. Over the past several weeks, significant progress has been made in improving our property, strengthening day-to-day operations, and planning for the Association's long-term future. We appreciate your continued patience and cooperation while these improvements are being completed.



COMMUNITY IMPROVEMENT PROJECTS

Entrance Renovation

Work continues on the replacement of the entrance tile and installation of the new waterproofing system. The project has progressed ahead of schedule, with the east side demolition completed and waterproofing underway. Work is expected to continue on the west side shortly. While construction is ongoing, the main entrance will remain open; however, residents may experience temporary pedestrian rerouting, noise, dust, and periodic adjustments to traffic flow. The construction dumpster has also been relocated to improve vehicle circulation at the entrance and exit areas.

Roof Project

Tar Heel Roofing continues to make steady progress on the roof replacement project. Additional crews have been added to accelerate the work, and completion is anticipated within the next several weeks, weather permitting.

Elevator Information Screens

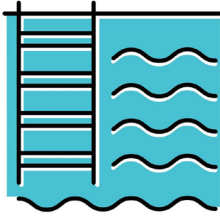
The repair of the elevator information display system is currently underway through the coordinated efforts of VirtuWorks, MAD Elevator, and KONE. The system is expected to return to service shortly.

Continued on page 2

Community Update (cont. from page 1)**Community Amenities**

Recent improvements throughout the property include:

- Enhancements to the pool landscaping to improve the appearance of the pool deck and surrounding common areas.
- Completion of the gym television cable installation.
- Ongoing evaluation of new pool furniture and umbrellas to further enhance the pool area and complement the recent improvements made throughout the amenity spaces.

**AT&T Fiber Bulk Service**

The Association's AT&T Fiber Bulk Internet Program is now active. Residents should contact AT&T to ensure their individual accounts are properly transitioned into the Association's bulk program. Existing AT&T customers generally do not need to open new accounts; in most cases, their current service can simply be converted to the community bulk plan. Completing this step helps avoid duplicate billing for services already included through the Association. If you have not yet completed your transition, we encourage you to contact AT&T at your earliest convenience.

Long-Term Financial Planning

During the July Board Meeting, the Board of Directors selected K-7 as the Association's Reserve Consultant. Following a comprehensive review of several proposals, the Board determined that K-7's approach best supports the Association's long-term capital planning objectives. Their methodology includes annual updates to the Reserve Study, providing the Board with more current information for budgeting and future infrastructure planning.

MANAGEMENT UPDATE

The Board has selected a new Property Manager, who is expected to join the Biltmore II team in mid-August.

Insight Community Solutions will continue working alongside the Board during the transition period to support daily operations, ongoing projects, and the onboarding process, helping ensure a seamless transition for the community.

The Board looks forward to formally introducing the new manager to residents once onboarding has been completed.

Looking Ahead

Several additional initiatives remain in progress, including:

- Completion of the entrance renovation project.
- Continued roof replacement work.
- Evaluation and selection of new pool furniture.

- Continued operational improvements throughout the property.
- Ongoing technology enhancements designed to improve resident communications and Association operations.

These initiatives reflect the Board's continued commitment to preserving the Association's assets while enhancing the overall resident experience.

Thank You

The Board of Directors and Management sincerely thank all residents for their patience, understanding, and cooperation throughout these improvement projects.

We recognize that construction and operational improvements may occasionally create temporary inconveniences. Your continued support allows these important projects to move forward and contributes to the continued enhancement of our community.

We look forward to sharing additional updates in next month's newsletter.

Thank you for being part of the Biltmore II community.

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Biltmore II Condominium Association, Inc.

TREASURER'S REPORT

January 30, 2026

Financial Report

Cash in banks and Investments

	Current Month	Last Month	Change
Operating	\$ 997,797	\$ 1,008,816	\$ (11,020)
Special assessment - 2023	\$ 492,148	\$ 590,193	\$ (98,046)
Reserves	\$ 4,426,395	\$ 4,332,475	\$ 93,919

Assessments receivable

	Current Month	Last Month	Change
Maintenance Receivable	\$ 11,906	\$ 11,111	\$ 795
S/A Assessments receivable 23	\$ 857	\$ 857	\$ -

Equity

	Current Month	Last Month	Change
Operating Fund Balance	\$ 388,838	\$ 365,310	\$ 23,528
Replacement Fund Balance	\$ 4,834,618	\$ 4,312,032	\$ 522,586

Budget Report - Operating

	Actual	Budget	Over / (Under)
Total revenues	\$ 1,553,516	\$ 1,582,602	\$ (29,086)
Expenses			
Human Resources	468,602	538,537	(69,935)
Professional Fees	36,066	59,100	(23,034)
Administrative	36,658	28,418	8,240
Insurance	448,852	454,481	(5,629)
Utilities	167,922	166,000	1,922
Repairs & Maintenance	63,375	98,049	(34,674)
Service Contracts	225,826	238,018	\$ (12,192)
	<u>1,447,301</u>	<u>1,582,602</u>	<u>(135,301)</u>
Operating surplus (deficit)	\$ 106,215	\$ 0	\$ 106,215

Financial & Project HIGHLIGHTS

June 30, 2026

Dear Neighbors,

We hope everyone is enjoying a wonderful summer!

As we reach the halfway point of the year, we'd like to share an update on the financial health of our Association and the continued progress of our 50-Year Recertification and Facade Restoration Project.

We are pleased to report **another month of strong financial results.** Through careful planning, conservative budgeting, and responsible management of Association funds, Biltmore II continues to maintain an excellent financial position while making significant progress on one of the largest restoration projects in our building's history.

Financial Results

As of June 30, the Association's **total cash and investments totaled**

Continued on page 4



New Residents

Patrick Ilabaca

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Financial (cont. from page 3)

approximately **\$5.9 million**, providing a strong financial foundation for both our daily operations and future capital needs.

Fund	Balance
Operating Fund	\$997,797
Reserve Fund	\$4,426,395
Special Assessment 2023 Fund	\$492,148
Total Cash & Investments	\$5,916,340

The Association also continues to benefit from higher interest earnings on invested funds. Through June 30, we earned approximately **\$85,000 in interest income**, helping strengthen our Operating, Reserve and Special Assessment Funds.

Strong Operating Performance

The Association continues to operate well within budget while maintaining the high level of service our residents expect.

Through the first six months of the year:

- **Operating Revenue: \$1,553,516**
- **Operating Expenses: \$1,447,301**
- **Operating Expenses: \$135,301 under budget**
- **Year-to-Date Operating Surplus: \$106,215**

This operating surplus is especially encouraging because it reflects the Board's continued commitment to careful financial management. By keeping expenses below budget—primarily through lower personnel and repairs and maintenance costs—we have continued to strengthen the Association's financial position without sacrificing service to our community.

This positive performance also allowed the Board to take another important step toward funding the Facade Restoration Project. In July, the Association transferred the combined **2024 Operating Surplus of \$141,122** and **2025 Operating Surplus of \$267,101**, totaling **\$408,223**, from Operating Investments into the Reserve Fund. This proactive action helps fund a significant portion of the remaining project costs while continuing to protect the Association's long-term financial health.

Facade Restoration & 50-Year Recertification Update

We are excited to report that the Facade Restoration Project has entered its final stage.

As of **Pay Application #25**, the project reflects an estimated **\$1.218 million under-reserved**. While that number may

initially seem concerning, it is important to remember that several actions have already been taken to significantly reduce that amount, and additional reductions are expected before the project is officially completed.

Current Estimated Funding Position

Description	Amount
Estimated under-reserved amount	\$1,218,000
Less: Lead testing/work not expected to materialize	(\$140,000)
Less: 2024 & 2025 Operating Surpluses transferred to Reserves	(\$408,223)
Estimated Remaining Funding Need	Approximately \$670,000

This represents a reduction of **nearly 45%** from the original estimated funding gap.

Even more encouraging, the **\$670,000 estimate does not yet include the final reconciliation** between our Engineer of Record, **Biller Reinhardt**, and **Paradigm Construction**. Once construction is complete, all remaining contract balances, unused contingencies, allowances, quantity reconciliations and potential contractor credits will be reviewed. We remain optimistic that these final reconciliations will further reduce the remaining funding requirement.

Once the project is complete, any remaining funding requirement will be incorporated into the Association's long-term Reserve Funding Plan. **Based on the information available today, the Board does not anticipate the need for an additional special assessment.**

Looking Ahead

The Board remains committed to managing the Association's finances conservatively while continuing to invest in projects that enhance the safety, appearance and long-term value of our community.

We appreciate the continued patience, support and confidence of our residents throughout this restoration project. Every month brings measurable progress, and we look forward to sharing more good news as we move toward completion.

Thank you for being part of what makes Biltmore II such a wonderful place to call home.

HOW TO CONTROL YOUR LIGHTS WITH YOUR VOICE

You get up in the middle of the night, still half asleep. The room is completely dark. Now where is the lamp?

You can call forth light. A smart plug or a smart bulb lets you control a lamp with the help of a voice assistant. The voice assistant can be the one on your phone (Siri or Google), or a separate speaker like Amazon Echo, Google nest or Apple HomePod.



The cheapest place to start is a smart plug, often \$25 or less, that sits between the wall outlet and a lamp you already own. You plug it in, connect it to your Wi-Fi through a free app. Then you can say to your phone: “Hey Siri, (or “Hey Google”) turn on the light.” No special bulb and no wiring. For more than on and off – dimming or changing colors – a smart bulb is the better pick. Look for one labeled “no hub required,” like bulbs from Wyze, WiZ, Kasa, or Govee. They connect straight to Wi-Fi and you talk to them through your phone or voice assistant.

One thing to check before you buy: the box should say “Works with Apple Home app” if you carry an iPhone, or “Works with Google” if you carry an Android. That is what lets your phone’s own assistant control the light with no extra gear. A stand-alone Amazon Echo, Google Nest, or Apple HomePod is optional. It is necessary if you want everyone in the house to command the light. Then there is Philips Hue, the premium name. It runs through a separate bridge box plugged in to your router. Hue endures, because that box buys reliability and the system works smoothly with Siri and the rest.



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COMMUNITY RULES AND REGULATIONS REMINDER

HELP KEEP BILTMORE II BEAUTIFUL.

A few friendly reminders help keep our community safe, clean, and enjoyable for everyone.

Pets Must Be Leashed. Please keep all pets on a leash while in the common areas. For the safety and comfort of all residents, pets must remain under their owner's control at all times. Owners are also responsible for immediately cleaning up after their pets and properly disposing of pet waste.

Keep Hallways Clear. Please do not leave personal items, shoes, bicycles, carts, decorations, or any other belongings in hallways or common areas. Keeping these areas clear enhances safety and complies with fire code requirements.

Observe Quiet Hours. Please be considerate of your neighbors by keeping noise to a minimum, especially during evening and early morning hours.

Recycle Responsibly. Break down cardboard boxes before placing them in the recycling area to maximize space and help keep the area neat and accessible.

Help Maintain Building Security. Please do not prop open exterior doors or gates or allow unknown individuals to enter the building. Every resident plays an important role in maintaining the security of our community.

Contractor Registration Is Required. All contractors and vendors must be registered with the Management Office and comply with Association requirements before beginning any work within the property.

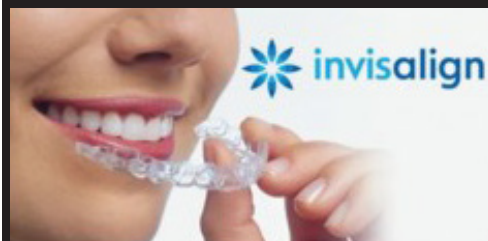
Respect the Common Areas. Please help keep all amenity areas, elevators, lobbies, and recreational facilities clean by disposing of trash properly and reporting any damage or maintenance concerns.

Follow Parking Rules. Park only in your assigned space or designated guest parking areas. Please observe all parking regulations to ensure accessibility and fairness for everyone.

Pool Etiquette. Please help keep our pool area enjoyable for everyone by following all posted rules, supervising children, disposing of trash properly, and respecting other residents while using the amenities.

Report Maintenance Concerns Promptly. If you notice a maintenance issue or a potential safety concern anywhere on the property, please notify the Management Office as soon as possible so it can be addressed promptly.

Thank you for helping make Biltmore II a safe, attractive, and welcoming community for everyone.



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DOGS OF BILTMORE 2 – MEET TOFFEE

By Monique Selman

If you've recently spotted a handsome, fluffy pup making friends with everyone he meets, you've probably encountered Toffee and his owner, ****Patrick Ilabaca****.

Toffee is a rescue Aussalier—a mix of Australian Shepherd and King Charles Spaniel—and is approximately 21 months old. Although his exact birthday is unknown, Patrick celebrates it on September 20.

His adoption story almost seems like it was meant to be. Patrick had wanted a dog for several years, but his demanding travel schedule as Vice President of Marketing & Communications and Executive Producer for FOX Sports Latin America made pet ownership impossible. Once his career changed and the frequent transcontinental travel came to an end, a friend from Miami Animal Rescue encouraged him to attend a local networking event where rescue dogs would be available for adoption.

Before arriving, Patrick had already noticed one puppy on the rescue website—a little dog named Pumpkin, who had been found malnourished in an empty lot in Hialeah with his mother and brother. At the event, Pumpkin was nowhere to be seen, and another puppy was beginning to win Patrick's heart. Then a volunteer appeared carrying Pumpkin and suggested he meet him.

The moment Pumpkin settled comfortably into the crook of Patrick's arm, the decision was made. Pumpkin had found his forever home and soon became Toffee.

Toffee's favourite "toy" is actually his leash. He's already worn out three of them! When he thinks it's time for a walk, he'll fetch the leash himself, happily tug on it during walks, and even chew on it when he's feeling bored at home.

When it comes to treats, he's a big fan of Trader Joe's Beef & Sweet Potato Recipe Stuffies, although he never says no to the occasional "cheat day" with a little human protein—especially if it comes attached to a big bone.

Life is one big adventure for Toffee. He loves exploring neighborhoods on long walks, particularly around Granada Golf Course, playing at the new Underline Bark Park, visiting Yard House at Merrick Park, destroying empty Gatorade bottles, and making friends with every dog and person willing to say hello. While Patrick is away, Toffee patiently relaxes on the bed listening to classical music. At night, however, he takes his security duties seriously,



sleeping at his self-appointed guard post beneath the dining room table near the front door.

Having recently moved into Biltmore 2, Patrick and Toffee are still settling in, but they've already discovered what makes the community special. Everyone has been incredibly welcoming, and Toffee's naturally friendly personality has made introductions easy.

Apartment living has been an adjustment compared with living in a house. Morning walks now begin with a trip down the hallway and elevator instead of opening a back door, and there are many more opportunities to meet fellow dog owners throughout the building. Toffee has also become quite attentive to the sounds of community life, happily keeping watch over his new home.

If you see Patrick and Toffee around the building, don't be surprised if Toffee comes over to say hello. Chances are he'll be just as happy to meet you as you are to meet him.

I think this is one of the strongest profiles in your "Dogs of Biltmore 2" series because it tells a genuine story about how Patrick and Toffee found each other rather than simply listing facts. It has a nice narrative arc that readers are likely to remember.



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