

BILTMORE II Newsletter

A Monthly Newsletter for Residents of the Biltmore II Condominium

Volume 19 Issue 1 October 2026

BILTMORE II CONDO

600 Biltmore Way
Coral Gables, Florida 33134

Board of Directors 2026

President.....Ronald Lacayo
Vice President ..... Terry McKinley
Treasurer ..... Martha Hernandez
Secretary..... Aleida Martinez-Molina
Director ..... Rosie Giacosa
Director .....Susan Klock
Director .....Jose Moré

OUR STAFF

Manager .....Wilkin Heredia
Admin. Asst. .....
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.

MANAGER'S CORNER

A New Season, More Reasons To Celebrate

October brings encouraging progress at Biltmore II! From restored air conditioning to new resident technology, to seasonal planning we continue working together towards an exciting future.



COMMUNITY HIGHLIGHTS

East RTU — Back in Service!

We are delighted to announce that your East rooftop air-conditioning unit is now operational! Thank you for your patience and support as we worked toward this positive achievement.

Stay Connected:

Our elevator information screens are live! Be sure to check them regularly for community announcements, meeting notices, and helpful reminders.

Shutter Compliance — Exceptional Progress!

With only 2 units remaining outstanding, we are nearing completion of this important community safety effort. Thank you to our owners for their cooperation. As hurricane season continues through November 30, please remain prepared and attentive to weather alerts.

New Technology — Coming This Month!

Management has completed extensive training with Condo Control and Tenant Evaluation, with both platforms targeted to launch before the end of October. We look forward to introducing these convenient new services and will share instructions and provide support to help residents through a smooth transition.

Recertification & Waterproofing

The Association remains actively engaged with the City of Coral Gables and our professional partners to advance the recertification documentations and permitting for the entrance ramp and fountain waterproofing. We will keep residents informed as these efforts progress.

Continued on page 2

Manager's Corner *(cont. from page 1)*

Tile Project

We are making encouraging progress on an alternative plan to secure the selected tile and coordinate installation. Additional details will be shared as arrangements are confirmed.

Roof Repairs

Management and the roofing team have identified potential water-entry points affecting the West Wing, helping guide the next steps in repairs. Work will continue as weather conditions permit.



Lobby Renovations

The Association and Lobby Renovation Task Force are reviewing proposals and comparing scope, materials, and pricing to support an informed selection that delivers quality and value for our community.

Reserve Study & SIRS

Management continues collaborating with K7 to advance the Reserve Study and Structural Integrity Reserve Study, supporting responsible planning for the building's long-term care.

FIVE FRIENDLY ASSOCIATION REMINDERS:

1. **Drive with care:** Observe the 5 mph speed limit throughout the property.
2. **Keep balconies safe:** Never throw cigarettes or trash, or pour liquids over balconies. No BBQ grills permitted.
3. **Curb after your pet:** Clean up after pets and keep them leashed or securely carried in common areas.
4. **Support peaceful living:** Keep noise low, especially during 10 p.m.–9 a.m. quiet hours.
5. **Pick up packages promptly:** With the holiday season approaching and package deliveries increasing, please collect your packages promptly to help keep the receiving area organized and ready for new arrivals.

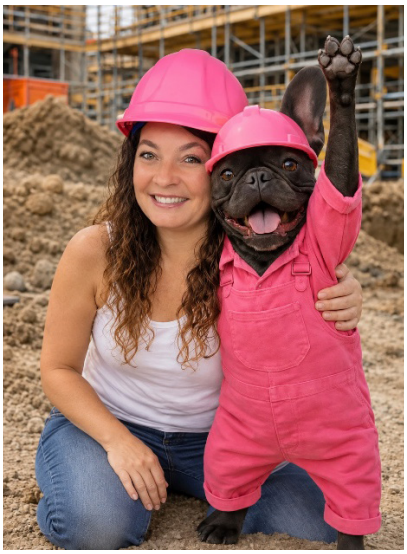
Management remains committed to responsive service, clear communication, and consistent follow-through as we build on this progress together.

Wishing you and your families a wonderful October and a happy, healthy fall season!



DOGS OF BILTMORE II: MEET MARLI

A second chance, a well-loved Kong and a keen interest in everyone's lunch.
Owner: Monique Selman | **Age:** Estimated at 3–5 years



Marli's start in life is something of a mystery, but her arrival in Monique Selman's family began with a chance encounter. About 15 months ago, a friend of a friend found her in her front yard, searching for food. She had no tag, and her microchip had been deactivated. From her appearance, it seemed she might have been used for breeding before being abandoned. Monique rescued her, and today Marli's life includes long walks, plenty of play and regular attempts to persuade her owner to share whatever she happens to be eating.

A Kong with Character. Marli's favourite possession is a small Kong with the top chewed off. It may no longer look quite as its manufacturer intended, but Marli clearly considers it perfect. Playing with it ranks high on her list of favourite activities, alongside long walks and jumping up to greet people.

Food is another major interest—particularly Monique's food. Because of her allergies, Marli mostly follows a Hill's diet, although she enjoys an occasional tomato or a taste of Monique's ice lolly. In Marli's view, anything her owner is eating deserves at least a closer inspection.



Life at Biltmore II. Biltmore II's dog-loving community makes it a welcoming place to have a four-legged companion. Marli does, however, have a bit of a reputation: she can sometimes react aggressively towards other dogs, so canine encounters need care, even if she is enthusiastic about greeting their owners.

For Monique, one practical advantage of life at B2 is having a large enclosed balcony, which means she does not have to take Marli downstairs four times a day. Long walks remain firmly on Marli's agenda, of course.

With her battered Kong, enthusiasm for outings and determination to investigate Monique's meals, Marli has brought plenty of personality to her home. Her early story may have unanswered questions, but her next chapter is being written with a family of her own.

B&B
CONCEPT DESIGNS
CERTIFIED GENERAL CONTRACTOR
CGC 1530584
Family owned & operated, providing our clients with quality service and work, for over 20 years
CALL US TODAY for a *no obligation assessment and quote* and be sure to mention this ad!
305-322-2652
www.bbconceptdesigns.com
To us, it's not just about the outcome, it's about the total experience



PATRICKJAIMEZ PA
Mobile (786)-277-7355
patrickjaimez@gmail.com
COLDWELL BANKER GLOBAL LUXURY
Hablo Español/Falo Português
Selling Real Estate for over 20 years!
THINKING OF SELLING OR BUYING?
I CAN HELP. I AM AT YOUR SERVICE.
Get Honest Experienced Help Selling or Buying your Home.
TRUST the advice of a professional.
When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.
Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.





Biltmore II Condominium Association, Inc.
TREASURER'S REPORT

August 31, 2026

	Current Month	Last Month	Change
Financial Report			
Cash in banks and Investments			
Operating	$ 718,177	$ 711,042	$ 7,134
Special assessment - 2023	$ 231,126	$ 326,972	$ (95,847)
Reserves	$ 4,863,635	$ 4,785,010	$ 78,624
Assessments receivable			
Maintenance Receivable	$ 16,742	$ 11,224	$ 5,518
S/A Assessments receivable 23	$ 857	$ 857	$ -
Equity			
Operating Fund Balance	$ 394,963	$ 393,370	$ 1,593
Replacement Fund Balance	$ 5,008,970	$ 4,910,577	$ 98,392

	Year to Date		
	Actual	Budget	Over / (Under)
Budget Report - Operating			
Total revenues	$ 2,067,459	$ 2,110,136	$ (42,677)
Expenses			
Human Resources	638,609	718,049	(79,440)
Professional Fees	48,012	78,800	(30,788)
Administrative	43,024	37,891	5,133
Insurance	592,775	605,974	(13,199)
Utilities	218,095	221,333	(3,238)
Repairs & Maintenance	89,232	130,732	(41,500)
Service Contracts	324,755	317,357	$ 7,398
	1,954,502	2,110,136	(155,634)
Operating surplus (deficit)	$ 112,957	$ (0)	$ 112,957





The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.

Financial & Project Highlights – August 31, 2026

Dear Neighbors,

We hope everyone had a wonderful summer! As we head into the fall, we are pleased to share another encouraging update on Biltmore II's finances and the important projects underway in our community. Our financial position remains strong, the 50-Year Recertification and Facade Restoration Project continues to move toward completion, and we continue to make progress on the contractor selection process for our Interior Modernization Project.

Another Month of Strong Financial Results
As of August 31, the Association held approximately $5.813 million in cash and investments, providing a strong financial foundation for our operating needs, reserves, and ongoing projects.

Fund	Cash & Investments
Operating Fund	$718,177
Reserve Fund	$4,863,635
Special Assessment 2023 Fund	$231,126
Total Cash & Investments	**$5,812,938**

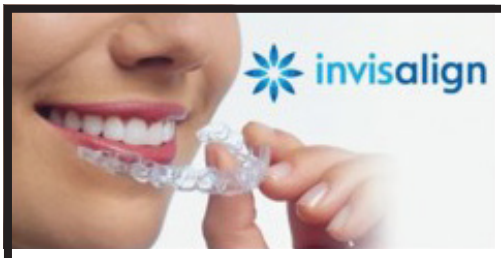
Our operating results also remain very positive. Through August, operating expenses were approximately **$155,600 under budget**, resulting in a **year-to-date operating surplus of $112,957**. Significant savings continue in areas such as personnel, professional fees, insurance, and repairs and maintenance.

Putting Our Cash to Work
The Association also continues to benefit from the prudent investment of our funds. Through August, we have recognized $111,514 in interest income:

Fund	Interest Earned YTD
Operating Fund	$10,429
Reserve Fund	$84,244
Special Assessment 2023 Fund	$16,841
Total Interest Earned	**$111,514**

These earnings are an important benefit to the Association and help our funds continue working for the community.

Continued on page 6



BRICKELL FAMILY DENTISTRY
GENERAL. COSMETIC. HOLISTIC

Abraham Jaskiel, DMD
Steven Jaskiel, DDS

1865 Brickell Ave #A207 Miami, FL 33129

Holistic | Cosmetic | Pediatric | & Family Dentistry

- Mercury Free office
- Gum Treatment
- Cosmetic
- Reconstructive
- invisalign®
- Inflammation & Toxin Removal
- Veneers – Implants
- Root-canals/extractions
- Laser Surgery & 3D Scanning

Consult with us before getting a Root-canal or Extraction!!
We may prevent it! We preserve your natural teeth & reduce the need for root canals with our biomimetic techniques.

Insurance Accepted
Including: Aetna, Metlife, Cigna, Guardian, United Health, GEHA, Humana & others
(Use it or lose it: Use your insurance before the end of the year!)

www.Drjaskiel.com
@Brickelldentist
@Brickellholisticdentistry

Ask About Our NEW PATIENT SPECIAL
Expires NOV 30, 2026

WINNER 2016 · America's Best Dentists · 2023 WINNER Miami-Dade FAVORITES · topDENTISTS

(305) 653-2231
Free Parking

THE PATIENT AND ANY OTHER PERSON RESPONSIBLE FOR PAYMENT HAS A RIGHT TO REFUSE TO PAY, CANCEL PAYMENT, OR BE REIMBURSED FOR PAYMENT FOR ANY OTHER SERVICE, EXAMINATION, OR TREATMENT THAT IS PERFORMED AS A RESULT OF AND WITHIN 72 HOURS OF RESPONDING TO THE ADVERTISEMENT FOR THE FREE, DISCOUNTED FEE, OR REDUCED FEE SERVICE, EXAMINATION, OR TREATMENT.

Persons submitting same agree to do so voluntarily. CGP is indemnified and held harmless from any and all liability arising out of such publication. Coastal Group Publications (305) 981-3503.

Financial *(cont. from page 5)*

Facade Restoration & 50-Year Recertification
The Facade Restoration Project continues to move toward completion. As of August 31, total projected project costs are approximately $6.65 million, with approximately $1.19 million of work reflected as remaining to finish in the current financial report.

The current financial statements reflect a projected underfunded amount of approximately $1.216 million. However, this is not necessarily the amount that will ultimately need to be funded. The project is still subject to final reconciliation, including remaining contract amounts, allowances, quantities, retainage, unused contingencies, and any credits that may be identified as the project is closed out.

Importantly, the Board has already transferred $408,223 from the 2024 and 2025 operating surpluses into reserves to help address the Facade Restoration funding needs. Once the final project reconciliation is completed, we will have a clearer picture of the remaining funding requirement. Any remaining amount will be incorporated into the Association's long-term reserve funding plan and managed responsibly. **Based on the information currently available, the Board does not anticipate the need for an additional special assessment.**

Interior Modernization –
Taking the Time to Get It Right
The Interior Modernization Project continues to move forward. We have received four contractor bids and are currently working with the contractors to carefully level the proposals so that we can make a true apples-to-apples comparison of scope, materials, responsibilities, and pricing.

We understand that everyone is eager to see the project begin, and we truly appreciate your patience. In today's challenging construction environment, we are doing our best to secure the right contractor at the best possible value for our community. Contractor selection can make or break a project—particularly one of this financial magnitude and importance to our building. It is imperative that we perform the necessary due diligence now, ask the right questions, clarify what is and is not included in each proposal, and make a thoughtful and informed recommendation.

The project continues to move forward. Our goal is not simply to move quickly, but to move carefully and wisely so that we set the project up for success. Thank you for your patience and continued support.

Looking Ahead
We have much to be encouraged about. Biltmore II has approximately $5.813 million in cash and investments, a $112,957 operating surplus, more than $111,000 in interest income recognized through August, and continued progress on both of our major projects.

Thank you for your continued patience, confidence, and support.







Keep Coral Gables Beautiful will be hosting a **Recycling Drive-Thru on Saturday, Nov. 14, 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, fire extinguishers, 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:

- Styrofoam
- Unidentifiable materials
- Tires
- Appliances
- Non-propane cylinders
- Smoke detectors
- Fireworks/explosives/ammunition
- Car/auto batteries – Please take to local auto store

Reminders for the event:

- No vehicles 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.
- For clothing please bring:
  - o Gently/lightly used clothing (no undergarments)
  - o Accepting men's, women's, and kid's clothing including: suits, ties, shoes, socks, etc.
  - o High demand items are men's shirts, pants, and shorts.
- Medical waste will not be accepted.
- 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 any large cardboard boxes to the event to be recycled.
- Walk-ins and bicyclists are welcome.

About: Over the past ten years, these bi-annual events have diverted over 736,000 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.

MIAMI REAL ESTATE

INSIGHTS

YOUR GUIDE TO **MIAMI** LUXURY LIVING

EXCLUSIVE NEWS | LOCAL EXPERTISE | TIMELESS VALUE

Expert REALTORS

LOCAL KNOWLEDGE. GLOBAL REACH.
Proudly serving Coral Gables, Coconut Grove & surrounding Miami communities.



ARTURO M. SOSA
REALTOR®
305-342-9873
asosa@onesir.net

CRISTINA BRENNAN
REALTOR®
305-389-0107
cbrennan@onesir.net

ONE | Sotheby's INTERNATIONAL REALTY

SNOW'S

YOUR HOMETOWN JEWELERS

WE'VE MOVED!

VISIT US AT OUR NEW LOCATION

OCEAN BANK BUILDING,
ACROSS FROM PUBLIX

2655 Le Jeune Rd, Suite 402,
Coral Gables, Florida 33134



OFFICE
(305) 443-7448

MOBILE / TEXT
(305) 582-8117

WE'RE OPEN
TUESDAY – FRIDAY
11AM – 5PM

SATURDAY
BY APPOINTMENT

52 YEARS
OF TRUST, QUALITY & EXCEPTIONAL SERVICE

EXPERT CARE.
TIMELESS RESULTS.
SERVICE YOU CAN RELY ON.