



Volume 1 Issue 2

A Newsletter for the Residents of the 401 Blu of North Beach Condominium

August 2024

401 BLU
NORTH BEACH
Condominium Association
401 69th Street
Miami Beach, Florida 33141
<https://401blu.sites.ongierge.com/>

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Admin Asst. Ana Rodriguez
anar@kwpmc.com
Chief Engineer Roniel Milian
Front Desk Supervisor.... Willie Lubin
Front Desk Agent..... Betty Soto

IMPORTANT NUMBERS

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Security 305-865-6155
Fax 305-866-4693
Email 401blu@kwpmc.com

OFFICE HOURS

Monday-Friday ... 9:00am-5:00pm



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50 YEAR RECERTIFICATION UPDATE

Greetings Residents,

We're thrilled to announce that the painting of both the balconies and most of the building exterior has been completed. You're now welcome to start placing your balcony furniture and enjoying your refreshed outdoor space. The new look is sure to add a vibrant touch to our community!

The waterproofing of the upper parking deck is the only remaining portion of the contracted scope of work. We expect to close the upper parking deck within the next coming weeks. Advance notice will be provided once we have a date for when the upper garage will be closed.

Parking at The Church of Jesus Christ of Latter-day Saints located on Indian Creek Dr. is available through the month of August for those who need a space when the garages are full.

If you have any questions or concerns about the recent updates, please contact the management office. Thank you for your patience and cooperation during this process.

Warm regards,
401 BLU Management

Saludos residentes,

Estamos encantados de anunciar que se ha completado la pintura de los balcones y la mayor parte del exterior del edificio. Ahora puede comenzar a colocar los muebles de su balcón y disfrutar de su renovado espacio al aire libre. ¡La nueva apariencia seguramente agregará un toque vibrante a nuestra comunidad!

La impermeabilización de la plataforma superior del estacionamiento es la única parte restante del alcance de los trabajos contratados. Esperamos cerrar el estacionamiento superior en las próximas semanas. Se proporcionará un aviso previo una vez que tengamos una fecha de cierre del garaje superior.

El estacionamiento en la Iglesia de Jesucristo de los Santos de los Últimos Días ubicada en Indian Creek Dr. está disponible durante el mes de agosto para aquellos que necesitan un espacio cuando los garajes están llenos.

Si tiene alguna pregunta o inquietud sobre las actualizaciones recientes, comuníquese con la oficina de administración. Gracias por su paciencia y cooperación durante este proceso.

*Un cordial saludo,
Gestión 401 BLU*

BACK TO SCHOOL WISHES!

Dear Residents,

As the new school year begins, we wish all students, parents, and teachers a fantastic year ahead! May it be filled with learning, growth, and success.

Stay curious, stay motivated, and most importantly, believe in yourself. You have the skills and the drive to achieve great things. Make this year count by being open to new experiences, working hard, and having fun.

Let's support each other and make this a great year for everyone in our community! You've got this!



¡REGRESO A LA ESCUELA!

Estimados residentes,

Al comenzar el nuevo año escolar, ¡les deseamos a todos los estudiantes, padres y maestros un año fantástico! Que esté lleno de aprendizaje, crecimiento y éxito.

Mantén la curiosidad, la motivación y, lo más importante, cree en ti mismo. Tienes las habilidades y el impulso para lograr grandes cosas. Haga que este año cuente estando abierto a nuevas experiencias, trabajando duro y divirtiéndose.

¡Apoyémonos unos a otros y hagamos de este un gran año para todos en nuestra comunidad! ¡Tu puedes!

IMPORTANT REMINDER FOR ALL RESIDENTS

We'd like to remind everyone of a few important policies regarding pets:

Leash Requirement: All pets must be kept on a leash while in common areas to ensure safety and control.

Service Elevators: Please use service elevators for moving pets to avoid inconvenience to other residents.

Feeding Stray Cats: Feeding stray cats is prohibited. Any resident caught doing so will face a fine.

Pet Urination: Please ensure your pets do not urinate on the property. Clean up after your pets promptly to maintain cleanliness.

Thank you for your cooperation in keeping our community safe and clean.

¡RECORDATORIO IMPORTANTE PARA TODOS LOS RESIDENTES!

Estimados residentes,

Recuerde las siguientes políticas importantes sobre mascotas para garantizar un ambiente seguro y agradable para todos:

Se requieren correas: Todas las mascotas deben mantenerse con correa mientras se encuentren en áreas comunes.

Ascensores de servicio únicamente: Utilice los ascensores de servicio cuando transporte mascotas para evitar la congestión en los ascensores de residentes.

Alimentar a gatos callejeros: Está estrictamente prohibido alimentar a los gatos callejeros de los garajes. Los infractores se enfrentarán a una multa.

No orinar en la propiedad: Asegúrese de que sus mascotas no orinen en la propiedad. Por favor limpie los desechos de sus mascotas inmediatamente.

Gracias por su cooperación para mantener nuestra comunidad limpia y agradable para todos.

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RESIDENT RECIPE CONTEST

Resident Recipe Contest
Do you have a signature dish that everyone loves? Submit your best recipe to be featured in next month's newsletter! The winner will get a special prize and bragging rights as our "Resident Chef of the Month."



QUICK TIP!

Just a friendly reminder to check and change the filters in your A/C units. Regular maintenance helps keep your system running efficiently and improves indoor air quality.

¡CONSEJO!

Solo un recordatorio para revisar y cambiar los filtros de aire acondicionado de sus unidades. El mantenimiento regular ayuda a mantener su sistema funcionando de manera eficiente y mejora la calidad del aire interior.



PATRICKJAIMEZ PA

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Contact Marc *(the newsletter guy)*

cgpimarc@earthlink.net | 786-223-9417

GET AN INSURANCE CHECKUP

Want to save a little money? Take a hard look at your insurance coverage. Experts recommend getting an insurance checkup once a year. You may find that your situation has changed and you need less, or more, insurance. Laws in your state may have changed or it may be time to get a new insurance company.

To make your insurance checkup easier, gather together the paperwork for all of your insurance coverage, including homeowners or renters insurance, life, auto, and any other type you may carry. This will help you compare costs vs. coverage.



Some important questions to ask:

- Am I eligible to discontinue PMI (private mortgage insurance) on my homeowners policy?
- Have any laws changed in my state requiring more or less coverage?
- Has my employer begun to offer more or less insurance, including disability, life, or supplemental insurance?
- Do I qualify for any additional discounts?
- Can I save money with a higher deductible?
- What is the best deal I can get on this type of coverage?

Once you've talked with your current agent and gotten a firm price on the insurance coverage you want, take the time to call around to other companies. You may be surprised at the savings you can find. If you do find a better deal elsewhere, it is easy to switch. Simply start up your coverage at the new company and then send a letter or fax to your original insurance agent stating when you would like your coverage discontinued. If there is remaining time on your policy, you will receive a refund of the amount you've already paid.

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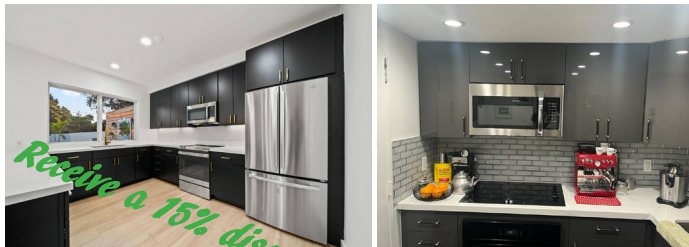
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