



Volume 1 Issue 1

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

July 2024

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

BOARD OF DIRECTORS
President..... Bruce Fish
Vice President..... Mason Boggs
Treasurer Anthony Smolen

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Chief Engineer Roniel Milián
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



Published monthly at no cost for The 401 Blu 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.

CONSTRUCTION UPDATE

The structural portion of the contracted work is 100% complete as well as all additional repairs that were visible and obvious. Painting is the only portion of the contract needed to certify the structure to the city and County. Painting is more than 50% complete and we expect to be 100% at the end of July.



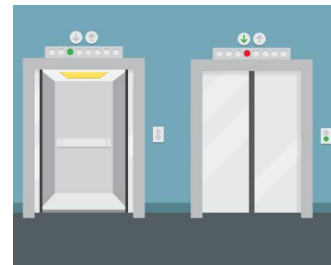
That would leave waterproofing the upper parking deck as the only remaining portion of the contracted scope of work. We expect to close the upper parking deck at the beginning of August and perform that scope.

SERVICE ELEVATOR UPDATE

Greetings Residents,

We are pleased to announce that Phase 1 of Elevator Number 3 has been completed and is fully operational and safe to use. Minor sounds may occur from the elevator doors however we assure you that these sounds do not affect the functionality or safety of the elevator. Cosmetic repairs will be addressed within Phase 2. We appreciate your understanding and patience during this maintenance period and apologize for any inconvenience this may have caused.

Should you have any questions or require further assistance, please feel free to contact the management office at 401blu@kwpmc.com or (305) 865-4823.



Saludos Residentes,

Estamos felices de anunciar que la Fase 1 del Ascensor Número 3 se ha completado y está en pleno funcionamiento y es seguro para su uso. Puede producir sonidos menores de las puertas del ascensor; sin embargo, le aseguramos que estos sonidos no afectan la funcionalidad ni la seguridad del ascensor. Las reparaciones cosméticas se arreglarán en la Fase 2. Agradecemos su comprensión y paciencia durante este periodo de mantenimiento y nos disculpamos por cualquier inconveniente que esto pueda haber causado.

Si tiene alguna pregunta o necesita más ayuda, no dude en comunicarse con la oficina de administración al 401blu@kwpmc.com o al (305) 865-4823.

Notice for Large Deliveries, Furniture, Appliances, etc.

Attention Residents:

Please note that Management must be advised regarding all large deliveries. Large appliances such as Dishwashers, Refrigerators, etc. require installation.

Delivery companies and installers **MUST** provide a Certificate of Insurance **BEFORE** the delivery/installation date including Worker's Comp. or Proof of Exemption to the Management office. This ensures that they are covered in case of an emergency or accident while working within our building.

In the event of a Move In/Out, if a Moving company will be removing your items from the units, their Certificate of Insurance must also be provided.

If the resident is personally moving all items with assistance, a Security Deposit check of \$500 payable to 401 Blu Condominium must be provided for Elevator reservation. The check will be returned to the Resident once inspections are completed and no damages are reported.

Please email 401blu@kwpmc.com to notify us of any repairs, installations, large deliveries, etc. Be sure to include: ●Unit #, ●Delivery/Installation Date, ●Certificate of Insurance of Vendor

ANY LARGE DELIVERIES, INSTALLATIONS, VENDORS, ETC. THAT ARE NOT REGISTERED WITH THE OFFICE WILL BE REJECTED.

Thank you for your cooperation.

Aviso para Entregas Grandes, Muebles, Electrodomésticos, etc.

Atención Residentes:

Tenga en cuenta que se debe informar a la oficina de Management sobre todas las entregas grandes. Los electrodomésticos grandes como lavaplatos, refrigeradores, etc. requieren instalación.

Las empresas de entrega y los instaladores **DEBEN** entregar un Certificado de Seguro **ANTES** de la fecha de entrega/instalación, incluida la compensación laboral, o Prueba de Exención a la oficina de Management. Esto garantiza que estén cubiertos en caso de una emergencia o accidente mientras trabajan dentro de nuestro edificio.

En caso de una mudanza de entrada/salida, si una empresa de mudanzas retirará sus artículos de las unidades, también se debe proporcionar su Certificado de Seguro.

Si el residente mueve personalmente todos los artículos con ayuda, se debe proporcionar un cheque de depósito de seguridad de \$500 pagadero a 401 Blu Condominium para la reserva del ascensor. El cheque será devuelto al Residente una vez que se completen las inspecciones y no se informen daños.

Envíe un correo electrónico a 401blu@kwpmc.com para notificarnos sobre cualquier reparación, instalación, entregas grandes, etc. Asegúrese de incluir: ●# de Unidad, ●Fecha de delivery, ●Certificado de Seguro

CUALQUIER ENTREGAS GRANDES, INSTALACIONES, VENDEDORES, ETC. QUE NO ESTÉN REGISTRADOS EN LA OFICINA SERÁN RECHAZADOS.

Gracias por su cooperación.

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DOG ETIQUETTE

How to Be a Considerate Neighbor and Resident

ALWAYS KEEP YOUR DOG ON LEASH IN THE BUILDING AND ON THE STREETS:

Dogs without leash are prohibited in all common areas of the building. Whether a dog is friendly or aggressive, a leash keeps them in check and allows the public to pass undisturbed. When leashed, a dog is safe from traffic and unable to follow his instincts to chase children, investigate garbage cans or dig up landscaping.

ALWAYS PICK UP AFTER YOUR DOG:

This is essential for both the health and upkeep of the community. Canine diseases and parasites are often shed in feces, which puts other dogs and children at risk. Please pick up feces using a plastic bag and knot the top to control odor and flies before disposing of it in a waste receptacle. Please be aware of your dog defecating in the hallways and clean up all accidents that happen.



PLEASE CLEAN UP AFTER YOUR DOG

ALWAYS USE THE SERVICE ELEVATOR FOR DOGS UNLESS IT BEING USED:

When riding in an elevator, sit your dog in a far corner to avoid door-dashing each time the elevator makes a stop. Do not allow the dog to jump up on other riders, even when the greeting is friendly.

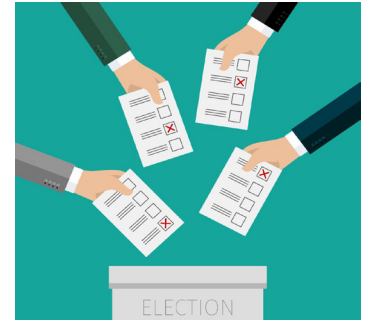
ALWAYS BE CAREFUL AROUND OTHER DOGS, CHILDREN AND ADULTS:

Many dogs enjoy the company of other canines, but always ask before allowing your animal to launch himself at another dog— for both their sakes. The same is true regarding children. First ask the child or parent, “May my dog say hello to you?” before allowing physical contact. The greeting should not include jumping, bouncing off or grabbing at the child—even if it is done in the spirit of friendliness. If your dog is physically challenging, consider using a head halter for better control. With adults, please keep in mind that not everyone loves dogs, so it is up to the dog keeper to present a dog who is well-socialized and under control.

PLEASE UNDERSTAND WE LIVE IN A COMMUNITY AND WE HAVE TO TAKE CARE OF EACH OTHER AND OUR SURROUNDINGS.

Get Ready for the August 20, 2024 PRIMARY ELECTION

Early voting begins Monday, August 5, 2024 and continues through Sunday, August 18, 2024



The Primary Election will take place on Tuesday, August 20, 2024 from 7 a.m. to 7 p.m.

KEY DATES TO REMEMBER

Monday, July 22, 2024: Last day to register to vote or change party affiliation.

Thursday, August 8, 2024 at 5 p.m.: Deadline by which the Miami-Dade County Elections Department must receive (not postmarked) a request for a Vote-by-Mail ballot for the Primary Election.

Monday, August 5, 2024 through Sunday, August 18, 2024: During Early Voting, registered voters may vote at any of the 23 **Countywide Early Voting sites**. The City of Miami Beach Early Voting sites are located at:

- Miami Beach City Hall** (First Floor Conference Room), 1700 Convention Center Drive
- North Shore Branch Library**, 7501 Collins Avenue

Free parking has been reserved for early voters at both the Miami Beach City Hall Garage* and the North Shore Branch Library.

For more information and resources, visit the County’s Election Website at www.iamelectionready.org or contact the Miami Beach Office of the City Clerk at 305.673.7411 or 711 (TTY).

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Contact Marc *(the newsletter guy)*
cgipmarc@earthlink.net | 786-223-9417

THUNDERSTORM SAFETY

Along with summer’s warm days come thunderstorms. Lightning is one of nature’s most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there’s lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:



- If you can hear thunder, you’re close enough to the storm to be struck by lightning.
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you’re caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there’s no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter trees.
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.

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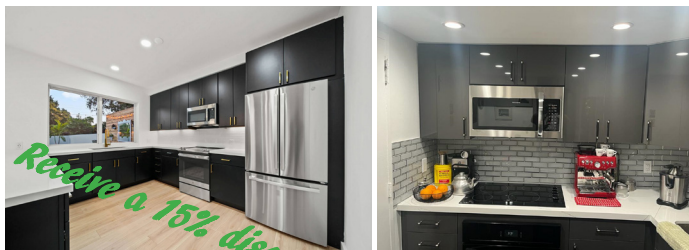
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