



Volume 1 Issue 3

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

September 2024

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

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OFFICE HOURS

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



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RENTAL OF CONDOMINIUM UNITS

Dear Residents,

We want to remind all owners of an important regulation concerning the rental of condominium units. It has come to our attention that some units may be rented for short-term vacation purposes, which is against our community rules and city regulations.

Key Points:

- **Minimum Lease Term:** All units must be leased for a minimum duration of **six months and one day**. Short-term rentals are not permitted.
- **City of Miami Beach Ordinance:** This requirement is in accordance with City of Miami Beach Ordinance Section 142.1111. Violating this ordinance by renting a unit for less than the specified term can result in significant penalties.

To ensure compliance and avoid potential fines, please review your rental agreements and ensure they meet the required lease term. If you have any questions or need assistance, contact the condominium management office. Thank you for your cooperation in maintaining the integrity of our community.

Estimados residentes,

Queremos recordar a todos los propietarios una importante normativa relativa al alquiler de unidades en condominio. Nos hemos dado cuenta de que algunas unidades pueden alquilarse con fines vacacionales a corto plazo, lo que va en contra de nuestras reglas comunitarias y regulaciones de la ciudad.

Puntos clave:

- **Plazo mínimo de arrendamiento:** *Todas las unidades deben arrendarse por una duración mínima de seis meses y un día. No se permiten alquileres a corto plazo.*
- **Ordenanza de la Ciudad de Miami Beach:** *Este requisito está de acuerdo con la Sección 142.1111 de la Ordenanza de la Ciudad de Miami Beach. La violación de esta ordenanza al alquilar una unidad por menos del plazo especificado puede dar lugar a sanciones importantes.*

Para garantizar el cumplimiento y evitar posibles multas, revise sus contratos de alquiler y asegúrese de que cumplan con el plazo de arrendamiento requerido. Si tiene alguna pregunta o necesita ayuda, comuníquese con la oficina de administración del condominio. Gracias por su cooperación para mantener la integridad de nuestra comunidad.

CHECK YOUR A/C FILTERS

Dear Tenants and Residents,

This is a friendly reminder to please check and replace your air conditioning (A/C) filters. Regularly changing your filters is essential for maintaining efficient airflow throughout the building and ensuring that your A/C system operates smoothly. This simple task helps protect the blowers and keeps the air circulated properly to all units.



Why It's Important:

1. **Improved Air Quality:** Clean filters help reduce dust, allergens, and other particles in the air.
2. **Energy Efficiency:** Proper airflow can lower your energy bills by ensuring your system runs efficiently.
3. **System Longevity:** Regular filter changes help prevent damage to the A/C system and prolong its lifespan.

Recommended Frequency:

- Check your filters every 1-3 months, depending on usage and filter type.
- Replace filters as needed or when they appear dirty or clogged.

If you need assistance with replacing your filters or have any questions, please contact the management office.

Thank you for your cooperation in keeping our building running efficiently and maintaining a comfortable living environment for everyone.

Estimados inquilinos y residentes,

Este es un recordatorio para que revise y reemplace los filtros de su aire acondicionado (A/C). Cambiar los filtros con regularidad es esencial para mantener un flujo de aire eficiente en todo el edificio y garantizar que su sistema de aire acondicionado funcione sin problemas. Esta sencilla tarea ayuda a proteger los sopladores y mantiene la circulación adecuada del aire en todas las unidades.

Por qué es importante:

1. **Calidad del aire mejorada:** Los filtros limpios ayudan a reducir el polvo, los alérgenos y otras partículas en el aire.
2. **Eficiencia energética:** Un flujo de aire adecuado puede reducir sus facturas de energía al garantizar que su sistema funcione de manera eficiente.
3. **Longevidad del sistema:** Los cambios regulares de filtro ayudan a prevenir daños al sistema de aire acondicionado y prolongan su vida útil.

Frecuencia Recomendada:

- Revise sus filtros cada 1 a 3 meses, según el uso y el tipo de filtro.
- Reemplace los filtros según sea necesario o cuando parezcan sucios u obstruidos.

Si necesita ayuda para reemplazar sus filtros o tiene alguna pregunta, comuníquese con la oficina de administración.

Gracias por su cooperación para mantener nuestro edificio funcionando de manera eficiente y manteniendo un ambiente de vida cómodo para todos.

QUICK REMINDER

Don't forget to recycle! Recycle bins are set up in the trash rooms to make it easy. Every small effort counts towards a greener community.



Recordatorio

¡No olvides reciclar! Se instalan contenedores en los cuartos de basura para que sea más fácil. Cada pequeño esfuerzo cuenta para una comunidad más verde.



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Contact Marc *(the newsletter guy)*

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RENTER'S INSURANCE

Take a look around you. Everything you see is vulnerable if you don't have renter's insurance. Many renters think that their possessions are covered by their landlord's policy. But your landlord's policy typically only covers the structure and any liabilities the owner would face. Your possessions are not covered under this type of policy.

Why Do You Need Insurance?

You may think your possessions aren't valuable enough to insure. But add up the cost of replacing everything you have. It is a significant amount of money. If you do not have enough savings to cover these expenses all at once, you need renter's insurance. Many policies also provide personal liability coverage, protecting you in the event that someone is injured at your home.

Isn't It Expensive?

Renter's insurance can cost as little as \$15.00 a month. It all depends on how much coverage you want and where you

live. Considering that you have no control over circumstances like fire, water damage, or burglary, this is a wise investment and gives you peace of mind.



Where Do I Get Renter's Insurance?

Almost all insurance agents that sell homeowner's insurance also sell renter's insurance. Call several for quotes and choose the one that seems the most comprehensive and affordable for you. If you are interested in buying renter's insurance online, search for renter's insurance and you will find many companies willing to give you quotes by email. Some companies specialize in renter's insurance with low deductibles and the ability to purchase your policy online.

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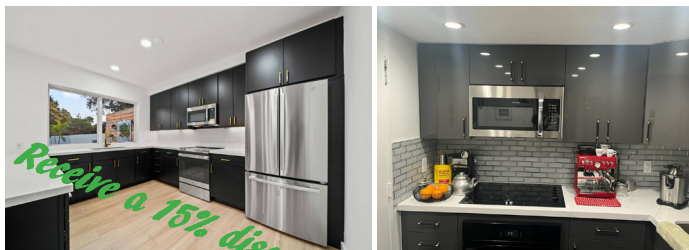
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