



Volume 1 Issue 6

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

December 2024

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

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gfonseca@kwpmc.com
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anar@kwpmc.com
Chief Engineer Henry Leal
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Front Desk Agent..... Betty Soto

IMPORTANT NUMBERS
Management 305-865-4823
Security 305-865-6155
Fax 305-866-4693
Email 401blu@kwpmc.com

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



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HOLIDAY PARTY

DATE: 12/19/2024
TIME: 7:00 PM
LOCATION:
401 BLU
Meeting Room



**Update on 50-Year Recertification
Upper Garage Waterproofing**

Dear 401 BLU Residents,

As part of the ongoing 50-year recertification of the building, we will be moving forward with the next phase of the project, which involves waterproofing the upper garage. This essential work is scheduled to begin in January 2025 and will require the complete evacuation of all vehicles from the upper garage for a period of at least two weeks.

We kindly ask that all residents begin making arrangements for alternative parking, as the upper garage will not be accessible during this time. The exact dates and additional details will be provided as the work approaches.

Please note that this project is a mandatory part of the building’s recertification process, and your cooperation will be greatly appreciated. We understand that this may cause some inconvenience, and we thank you in advance for your understanding and flexibility.

Further updates will be provided closer to the start date.

If you have any questions or concerns, please contact management or the Front Desk or Management via email or phone call at: 401blu@kwpmc.com or (305) 865-4823.

Actualización sobre la Recertificación de 50 Años IMPERMEABILIZACIÓN DEL GARAJE SUPERIOR

Estimados Residentes,

Como parte de la recertificación de 50 años de nuestro edificio, procederemos con la siguiente fase del proyecto, que consiste en la impermeabilización del garaje superior. Este trabajo esencial comenzará en Enero de 2025 y requerirá la evacuación completa de todos los vehículos del garaje superior durante un período de al menos dos semanas.


Les solicitamos amablemente que comiencen a hacer los arreglos necesarios para encontrar estacionamiento alternativo, ya que el garaje superior no estará accesible durante este tiempo. Se les proporcionarán más detalles y las fechas exactas a medida que se acerque la fecha de inicio de los trabajos.

Es importante destacar que este proyecto es una parte obligatoria del proceso de recertificación del edificio, y agradecemos de antemano su cooperación. Sabemos que esto puede causar algunas molestias y les agradecemos por su comprensión y flexibilidad.


Se enviarán más actualizaciones a medida que se acerque la fecha de inicio.

Si tiene alguna pregunta o inquietud, comuníquese con la administración o con la recepción por correo electrónico o llamada telefónica: 401blu@kwpmc.com o (305) 865-4823.

*Atentamente,
401 BLU Board of Directors
and Management*




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Important Toilet Guidelines

Attention Residents,

This is a reminder from the management office regarding proper use of the toilets in the building. Please adhere to the following guidelines to prevent costly sewer backups and plumbing issues that could affect your unit and those below you.

TOILET GUIDELINES:

The only item you should flush down the toilet is **toilet paper**. Under no circumstances should anything else be flushed. Flushing inappropriate items can lead to blockages and backups, which are both a nuisance and an expensive problem to resolve.

Absolutely Do Not Flush The Following:

- Wipes (Even if labeled “flushable”)
- Tissue paper or paper towels
- Tampons or any feminine hygiene products
- Baby diapers or adult diapers
- Any type of trash or food
- Plastic garbage bags
- Children’s toys

By disregarding these guidelines, you risk serious plumbing issues not only for yourself but also for your neighbors. The costs for repairs caused by improper flushing will be charged directly to the responsible unit.

We urge your full cooperation in this matter. The impact on the building as a whole is significant, and we appreciate your understanding and attention to this important issue.

Thank you for helping us maintain a clean and functional plumbing system for all residents.

Sincerely,
401 Blu Management

TWO CONVENIENT LOCATIONS

EMERGENCY CARE 24/7

DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

9456 HARDING AVENUE 4011 WEST FLAGLER ST, SUITE 506
SURFSIDE, FL 33154 MIAMI, FL 33134
305-866-2626 305-643-1444
dredyaguerrads@gmail.com
WWW.DENTISTSURFSIDE.COM

REGLAS IMPORTANTES Sobre El Uso De Los Inodoros

Atencion Residentes,

Les recordamos desde la oficina de administración sobre el uso adecuado de los inodoros en el edificio. Por favor, sigan las siguientes directrices para evitar obstrucciones costosas en las tuberías y problemas de plomería que puedan afectar su unidad y las unidades debajo de la suya.

DIRECTRICES SOBRE EL USO DEL INODORO:

Lo único que debe tirarse al inodoro es **papel higiénico**. Bajo ninguna circunstancia debe tirarse nada más. Tirar elementos inapropiados puede causar obstrucciones y respaldos, lo que representa un problema molesto y costoso de resolver.



¡No tire en el inodoro lo siguiente bajo ninguna circunstancia!

- Toallitas (Aunque diga “desechable en el inodoro”)
- Papel higiénico o toallas de papel
- Tampones o cualquier producto de higiene femenina
- Pañales para bebé o pañales para adultos
- Cualquier tipo de basura o comida
- Bolsas plásticas de basura
- Juguetes infantiles

Al no seguir estas directrices, pone en riesgo problemas graves de plomería, no solo para usted, sino también para sus vecinos. Los costos de las reparaciones causadas por el mal uso del inodoro serán cobrados directamente a la unidad responsable.

Les pedimos su total cooperación en este asunto. El impacto en el edificio en su conjunto es significativo, y agradecemos su comprensión y atención a este tema importante.

Gracias por ayudarnos a mantener un sistema de plomería limpio y funcional para todos los residentes.

Atentamente,

401 Blu Management

HOLIDAY FUND 2024

Dear 401 Blu Residents,

On behalf of the 401 Blu Staff, we wish you and your family a joyful and safe Holiday Season. It's been a privilege to serve you this year, and we hope your experiences have been exceptional.

We'd like to extend our heartfelt thanks to those who have already contributed to the Staff Holiday Fund. Your generosity is deeply appreciated by all of us.

For those who wish to contribute, cash is accepted within an envelope with you unit number and name or please make checks payable to 401 Blu Condominium (memo: Holiday Fund) and drop them off at the management office or front desk, or mail to: 401 Blu Management Office, 401 69th Street, Miami Beach, FL 33141

Please consider recognizing the following staff members:

- Galia Fonseca, Property Manager
- Ana Rodriguez, Admin Assistant
- Henry Leal, Chief Engineer
- Gamoth Louis Charles, Maintenance/Front Desk
- Willie Lubin, Front Desk
- Betty Soto, Front Desk
- Selvin Chambers, Overnight Front Desk
- Jorge De La Fuente, Front Desk
- Carol Morffi, Housekeeping
- Betty Sanchez, Housekeeping



We understand the challenges many face, and any gesture of appreciation, financial or otherwise, is gratefully welcomed. Thank you again for your continued support.

Warm regards,
401 Blu Condominium Association

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