



Volume 1 Issue 5

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

November 2024

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

**BOARD OF DIRECTORS**

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**Vice President**..... Mason Boggs  
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**PROPERTY STAFF**

**Property Manager**... Galia Fonseca  
*gfonseca@kwpmc.com*  
**Admin Asst.** ..... Ana Rodriguez  
*anar@kwpmc.com*  
**Chief Engineer** ..... Henry Leal  
**Front Desk Supervisor**.... Willie Lubin  
**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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Dear Residents,

We are pleased to inform you that the repairs and painting of the East wall of the building have been successfully completed. We appreciate your patience and understanding during this process. 911 Construction has now moved on to the next phase, of the 50-year recertification of the building. This important project will ensure that our community remains safe and up to code. We will keep you updated on the progress and any necessary details as we move forward. Thank you for your continued support!

Sincerely,  
401 BLU Management and 911 Construction

*Queridos Residentes,*

*Nos complace informarle que las reparaciones y pintura de la pared Este del edificio se han completado. Agradecemos su paciencia y comprensión durante este proceso. 911 Construction ha pasado ahora a la siguiente fase de la recertificación del edificio a los 50 años. Este importante proyecto garantizará que nuestra comunidad permanezca segura y cumpla con el código. Lo mantendremos informado sobre el progreso y cualquier detalle necesario a medida que avancemos. ¡Gracias por su continuo apoyo!*

*Atentamente,*  
401 BLU Management y 911 Construction

## Introducing the Compliance Committee

We are pleased to announce the establishment of our Compliance Committee, dedicated to upholding the rules and regulations of our condominium. This committee plays a crucial role in ensuring that our community remains a safe and enjoyable place to live.

The Compliance Committee is responsible for enforcing building rules, addressing any violations, and fostering a spirit of cooperation among residents. Their mission is to promote community harmony and ensure that all residents understand and adhere to our policies.

We are excited to introduce the elected members of the Compliance Committee: Beatrice Herrmann, Alberto Llano & Blas Bustamante

We encourage all residents to connect with the Compliance Committee for any questions or suggestions. Together, we can uphold the integrity of our community and continue to make it a wonderful place to live.

## Presentación del Comité de Cumplimiento

Nos complace anunciar el establecimiento de nuestro Comité de Cumplimiento, dedicado a defender las reglas y regulaciones de nuestro condominio. Este comité desempeña un papel crucial para garantizar que nuestra comunidad siga siendo un lugar seguro y agradable para vivir.

El Comité de Cumplimiento es responsable de hacer cumplir las reglas de construcción, abordar cualquier infracción y fomentar un espíritu de cooperación entre los residentes. Su misión es promover la armonía comunitaria y garantizar que todos los residentes comprendan y cumplan nuestras políticas.

Nos complace presentarles a los miembros electos del Comité de Cumplimiento: Beatrice Herrmann, Alberto Llano & Blas Bustamante

Alentamos a todos los residentes a conectarse con el Comité de Cumplimiento para cualquier pregunta o sugerencia. Juntos, podemos defender la integridad de nuestra comunidad y continuar convirtiéndola en un lugar maravilloso para vivir.

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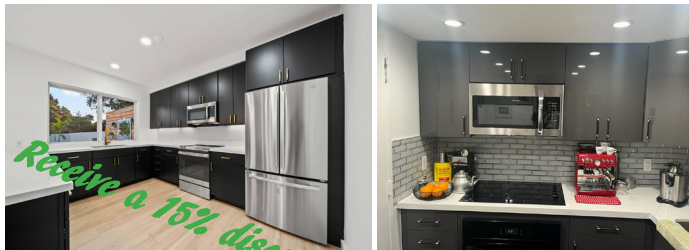
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## Recycling Reminder

As part of our commitment to sustainability, we want to remind everyone about 401 BLU's recycling practices within the condominium.



**Recycling Bins:** Please note that recycling bins are available in every trash room for your convenience. We encourage all residents to utilize these bins for recyclable materials.

Please remember the following important guidelines:

- **No Glass or Plastic:** Glass and plastic items are not permitted to be thrown down the trash chute. Instead, please place them in the designated recycling bins.
- **Cardboard Boxes:** All cardboard boxes should be deconstructed and set aside neatly in the appropriate area.

By following these simple steps, we can all contribute to a cleaner, greener community. Thank you for your cooperation!

## Recordatorio de Reciclaje

Como parte de nuestro compromiso con la sostenibilidad, queremos recordarles a todos las prácticas de reciclaje de 401 BLU dentro del condominio.

**Contenedores de Reciclaje:** tenga en cuenta que, para su comodidad, hay contenedores de reciclaje disponibles en cada cuarto de basura. Alentamos a todos los residentes a utilizar estos contenedores para materiales reciclables.

Recuerde las siguientes reglas importantes:

- **No vidrio ni plástico:** No se permite tirar artículos de vidrio ni plástico por el vertedero de basura. En su lugar, colóquelos en los contenedores de reciclaje designados.
- **Cajas de Cartón:** Todas las cajas de cartón deben ser deconstruidas y guardadas ordenadamente en el área apropiada.

Siguiendo estos sencillos pasos, todos podemos contribuir a una comunidad más limpia y ecológica. ¡Gracias por su cooperación!

## Fire Safety Reminder for Residents

This is a friendly reminder to check your fire alarms! Please take a moment to test each alarm by pressing the test button. If the alarm doesn't sound, it may need to be replaced. Additionally, be sure to replace the batteries at least once a year or if you hear a chirping sound.

### Fire Safety Tips:

- **Create an Escape Plan:** Ensure everyone in your home knows the fastest routes out of the building in case of an emergency.
- **Keep Exits Clear:** Maintain clear pathways in hallways and stairwells to allow for safe evacuation during an emergency.
- **Educate Your Family:** Discuss fire safety with everyone in your home, including children, so they know what to do in case of a fire.
- **Don't Ignore Warning Signs:** If you smell smoke or see flames, evacuate the building immediately and call 911 from a safe location.

Your safety is our priority. By checking your fire alarms and preparing your household, you contribute to a safer community. If you have any questions or concerns, please reach out to management.

## Recordatorio de Seguridad Contra Incendios para Residentes

¡Este es un recordatorio amistoso para revisar sus alarmas contra incendios! Tómese un momento para probar cada alarma presionando el botón de prueba. Si la alarma no suena, es posible que sea necesario reemplazarla. Además, asegúrese de reemplazar las baterías al menos una vez al año o si escucha un chirrido.

### Consejos de seguridad contra incendios:

- **Cree un Plan de Escape:** asegúrese de que todos en su hogar conozcan las rutas más rápidas para salir del edificio en caso de una emergencia.
- **Mantenga las Salidas Despejadas:** mantenga los caminos despejados en los pasillos y escaleras para permitir una evacuación segura durante una emergencia.
- **Eduque a Su Familia:** hable sobre seguridad contra incendios con todos en su hogar, incluidos los niños, para que sepan qué hacer en caso de incendio.
- **No Ignore las Señales de Advertencia:** si huele humo o ve llamas, evacue el edificio inmediatamente y llame al 911 desde un lugar seguro.

Su seguridad es nuestra prioridad. Al verificar sus alarmas contra incendios y preparar su hogar, contribuye a una comunidad más segura. Si tiene alguna pregunta, por favor comuníquese con la gerencia.



## HALLOWEEN 2024 RECAP!

401 BLU Management and Staff are delighted to share the joy and excitement we experienced while decorating the lobby for Halloween! The creativity and festive spirit displayed by our residents made the space truly magical and welcoming.

A huge thank you to all who participated and supported us in this endeavor. Your contributions helped create a wonderful atmosphere for our community to enjoy.

Management and staff look forward to celebrating the upcoming holidays with everyone. Let's keep the festive spirit going as we come together to make more joyful memories!

## RESUMEN DE HALLOWEEN 2024

*¡La gerencia y el personal de 401 BLU están encantados de compartir la alegría y la emoción que experimentamos al decorar el lobby para Halloween! La creatividad y el espíritu festivo mostrado por nuestros residentes hicieron que el espacio fuera realmente mágico.*

*Un enorme agradecimiento a todos los que participaron y nos apoyaron en este esfuerzo. Sus contribuciones ayudaron a crear una atmósfera maravillosa para que nuestra comunidad la disfrute.*

*La gerencia y el personal esperan celebrar las próximas fiestas con todos. ¡Mantengamos vivo el espíritu festivo mientras nos unimos para crear más recuerdos alegres!*



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