



Volume 1 Issue 8

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

February 2025

401 BLU NORTH BEACH

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

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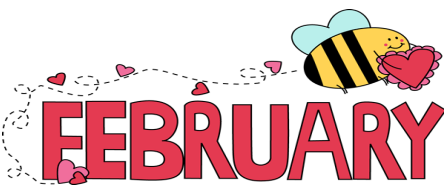
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Front Desk Agent.....Betty Soto

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OFFICE HOURS

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



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HAPPY VALENTINE'S DAY

Structural 50 Year Recertification

As you are aware, our engineer did an inspection of all the structural work of the building and has submitted the recommendation letter to the City of Miami Beach for the City to grant us the 50-year Recertification. As a result, please know that we are waiting for the City's final inspection.

Recertificación Estructural a 50 Años

Siguiendo la tema del recertificacion, nuestro ingeniero realizó una inspección de todo el trabajo estructural del edificio y presentó la carta de recomendación a la Ciudad de Miami Beach para que la Ciudad nos otorgue la recertificación de 50 años. Por favor tenga en cuenta que estamos esperando la inspección final de la Ciudad.

Electrical and Fire 50 Year Recertification

As part of the recertification requirements, the necessary electrical work, including fire safety, to ensure the building continues to meet all safety and regulatory standards will commence. These essential upgrades are aligned with the guidelines set forth by the City and are a crucial part of maintaining the structural integrity and safety of our community. Please be on the lookout for notices from management regarding any interruptions that may occur during this process. We will continue to keep you updated as the inspection progresses and appreciate your cooperation and patience during this important phase of the recertification process.

Recertificación eléctrica y contra incendios por 50 años

Como parte de los requisitos de recertificación, se iniciarán las obras eléctricas, incluyendo la seguridad contra incendios, para garantizar que el edificio siga cumpliendo con todos los estándares de seguridad y reglamentarios. Estas mejoras esenciales están alineadas con las reglas establecidas por la ciudad y son una parte crucial para mantener la integridad estructural y seguridad de nuestra comunidad. Esté atento a los avisos de la administración sobre cualquier interrupción que pueda ocurrir durante este proceso. Continuaremos manteniéndolo informado a medida que avance la inspección y agradecemos su cooperación y paciencia durante esta importante fase del proceso de recertificación.

Building Updates

Regarding the meeting room repairs, please be advised that we are receiving multiple quotes for the possible repair or replacement of the entire line. Both our Maintenance and Management teams are collaborating to ensure this is completed as promptly as possible, given the significant cost involved. We are carefully evaluating vendor options to select the best fit for this repair.

Prior to the repair commencing, each resident on that line will be notified. We kindly request for your cooperation when the time arrives.

Thank you for your attention, and please do not hesitate to reach out with any questions.

401 Blu Management
FRONT DESK: 305-865-6155
MANAGEMENT: 305-865-4823

Actualizaciones del edificio

Al respecto a las reparaciones de la sala de reuniones, tenga en cuenta que estamos recibiendo múltiples cotizaciones para la reparación o reemplazo de línea. Tanto nuestros equipos de mantenimiento como la administración están colaborando para garantizar que esto se complete lo mas antes posible, dado al coste que implica. Estamos evaluando cuidadosamente las opciones de proveedores para seleccionar la mejor opción para esta reparación.

Antes de que comience la reparación, se notificará a cada residente de esa línea. Le solicitamos su cooperación cuando llegue el momento.

Gracias por su atención y no dude en comunicarse si tiene alguna pregunta.

401 Blu Management
FRONT DESK: 305-865-6155
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