



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

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

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

MARCH

*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.*



HAPPY SAINT PATRICK'S DAY!

Saint Patrick's day is held in honor of Saint Patrick, the Patron Saint of Ireland who brought Christianity to the Emerald Isles, as Ireland is known. It is truly a day of celebrating Irish history, ancestry, traditions and customs. Are you Irish perchance? Well, the saying goes everyone is a little Irish on Saint Patrick's Day. Here are a few more classic Irish sayings & blessings":

- Top of the mornin' to you...(and the rest of the day to 'me self!)
- "Erin Go Braugh" is perhaps the most common Irish term you will hear. It means "Ireland Forever"
- May God grant you many years to live,
For sure he must be knowing
The earth has angels all too few
And heaven is overflowing.
- May you be in heaven half an hour
Before the devil knows you're dead!
- May the road rise to meet you,
May the wind be always at your back
May the sun shine upon your face
The rains fall soft upon your fields
And, until we meet again,
May God hold you in the palm of his hand.
- May your blessings outnumber the shamrocks that grow
And may trouble avoid you wherever you go.



GUINNESS BEER CHEESE DIP

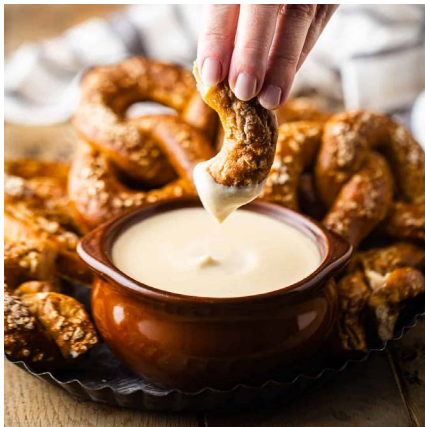
Ingredients

- 32 oz Velveeta, cut into 1/2-inch cubes
- 1 cup Irish stout beer (such as Guinness)
- 1/2 cup salsa
- 2 Tbs Worcestershire sauce
- 1 tspn chili powder
- 1/2 tspn onion powder
- 1/4 tspn cayenne pepper (Optional)

Directions

1. Heat cheese in slow cooker on high until melted, about 20 minutes.
2. Stir beer, salsa, Worcestershire sauce, chili powder, onion powder, and cayenne pepper into cheese until smooth and heated through, stirring frequently, about 10 minutes.

Serve with tortilla chips, raw veggies, crusty bread or baked pretzels for dipping.





Public Adjusting Services
Professional Insurance Claim Representation

*CALL US BEFORE YOUR
INSURANCE COMPANY!!*

(305) 396-9110
STELLARADJUSTING.COM








RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



**GOT PROPERTY DAMAGE?
GET HELP NOW!**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rami Boudi License #P7524





PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?
I CAN HELP. I AM AT YOUR SERVICE.
Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.

When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

**TWO
CONVENIENT
LOCATIONS**



**EMERGENCY
CARE 24/7**

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

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

4011 WEST FLAGLER ST, SUITE 506
MIAMI, FL 33134
305-643-1444

dredyaguerrads@gmail.com

WWW.DENTISTSURFSIDE.COM

WANTED
PRINT JOBS *anything that puts ink on paper*

Condo/HOA Services | Residential or Commercial
Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding

Denizens | Businesses | Club Promoters | Restaurants | City
Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

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

Condo Resident Perks



Luck of The Ear-ish

HEARING HEALTH EVENT








Now Through March 31st only

**Pot o' Gold Savings on the all new Edge AI;
Starkey's most advanced Rx Hearing Aids yet.**

Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

Introducing Edge AI.
Rivalled Only By Perfect Hearing.

-  **Next Generation Connectivity:** Volume adjustments from your smartphone.
-  **Speech Probability Predictor:** Identifies speech 30% more often, even in tough listening situations.
-  **Long-Lasting Rechargeable Battery:** Charge overnight and listen (and stream) for up to 51 hours.¹
-  **Waterproof²** up to 1 meter.
-  **Discreet** design



Exclusive Offer for Condo Residents!

\$1000 OFF

the purchase of a pair of
the all new Starkey Edge AI
Rx hearing devices.³



We Specialize in Second Opinions!
Call Us Today
(888)-272-9589

Google ★★★★★ Customer Reviews

"The staff is so friendly. They treat you like family. My issue was easily and quickly resolved." - **C. Pleach**

19046 NE 29th Avenue, **Aventura**
222 95th Street, **Surfside**
www.HearAgainAmerica.com

1. Edge AI RIC R only. Other styles will vary. 2. up to 1 m, not intended for swimming. Rechargeable styles only. 3. Cannot be used on prior purchases or combined with prior discounts.

I KID YOU NOT

March is National Kidney Month. And although we don't often give much thought to these hard-working organs of ours, it is a good time to learn more about our kidneys and how they relate to our general health. Your kidneys filter through approximately 200 quarts of blood a day, resulting in about two quarts of waste and excess fluids. They also produce hormones and vitamins that keep your body functioning properly. A person can have kidney disease for years and not know it. The early warning signs of kidney disease are:

- Burning during urination.
- Excessive need to urinate, especially at night.
- Blood in the urine.
- Puffiness or swelling of the hands or feet.
- Pain in the back or side below the ribs.
- High blood pressure.

If you have any of these symptoms, call your doctor. You should also get a simple urine and blood test each year to help detect early kidney disease. Ask your doctor for more information.



KITCHEN & BATHROOM REMODELING

SATISFACTION AND QUALITY GUARANTEED

NO JOB TOO SMALL

REMODELING & INSTALLATIONS

Kitchens | Bathrooms | Interiors
Cabinets | Vanities (New & Resurfaced)
Baseboards & Crown Molding | Mirrors
Quartz, Marble & Granite Countertops
Popcorn Ceiling Removal | Interior Doors & Frames
Impact Windows & Doors
Ceramic Tile & Marble Installed
Plumbing & Electrical Service

PAINTING

House, Condo, Apt. | Interiors & Exteriors
Roof Painting | Pressure Cleaning

MINOR REPAIRS

Exterior Wood | Facia & Soffit
Stucco | Drywall & Framing

Design & Management Services

Free Estimates
Service & Quality
Commercial & Residential



Specializing in Condo & Apartment interiors. We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition, we are the **REMODELING EXPERTS**.
Family Owned for 40 years.

DIAMOND  **REMODELERS**

KITCHEN AND BATHROOM SPECIALISTS

Jeffrey Diamond

Lic# CC94BS00437

Licensed & Insured General Contractors

Anthony Lasorsa

Lic# CGC031497

WWW.DIAMONDREMODELERS.COM | 305-865-9005

Jeff@diamondremodelers.com



@diamondremodelers



Diamond Remodelers

Special Discounts will be applied for mentioning this ad

Published monthly at no cost for The 401 Blu Condominium by Coastal Group Publications, Inc. Contact CGP at (305)981-3503 or info@cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.