401 BLU of North Beach Monthly Newsletter

Volume 1 Issue 11 | A Newsletter for the Residents of the 401 Blu of North Beach Condominium | May 2025

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

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OFFICE HOURS

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

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Hurricane Season is June 1 to November 30

Hurricane preparedness is a natural part of living in South Florida. Below are some key tips to include in your personal hurricane plan. Make sure everyone in your household knows what they are supposed to do.

Have disaster supplies on hand.

- Flashlight, battery-operated radio and extra batteries
- First aid kit and manual
- Emergency food and water
- Non-electric can opener
- Essential medicines
- Cash and credit cards

Check your insurance coverage and be sure it includes replacement coverage, especially for renters.

Evacuation Plans:

- If you live in an evacuation zone, make plans to move inland to a friend or family member's home.
- If you are electrically dependent you should evacuate for any category of tropical storm or hurricane.

Emergency Evacuation Assistance Program. Residents who may need assistance evacuating from disaster should register for the Emergency Evacuation Assistance Program by calling the Office of Emergency Management at (305) 513-7700 to receive an application. Applications are available and can be downloaded from the website.

Communications:

- Assign someone in your home the job of a checking the weather everyday during Hurricane Season.
- Develop an emergency communication plan.

Pets:

- Evacuation Centers will only accept service animals for people with disabilities. Make plans to board your pets with friends or pet shelter.
- Make sure you store adequate food, water, & meds, for your pets.

Water Is Life:

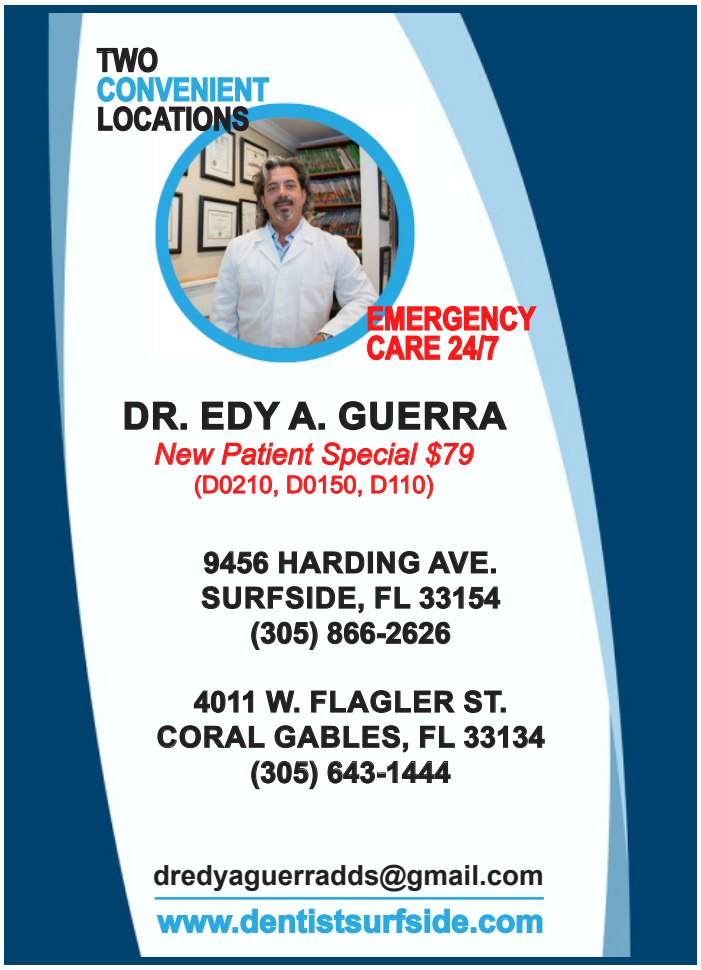
- The most important part of your hurricane kit is water. Have 1 gallon per person per day.
- Your water heater can store several gallons of fresh water to use if there is no water pressure, especially in high-rise buildings.

DETECT-A-LEAK WEEK

Detect-a-Leak Week is held annually every May. This is the perfect time to give your home a once over, checking for leaks that may be costing you money! Even a small leak can add up to hundreds of dollars a year, and could damage surrounding fixtures, cabinets, or floors.

One of the biggest culprits is the toilet. You often cannot tell if your toilet is leaking simply by examining it. Place a few drops of food coloring, just enough to slightly color the water, in the main tank. Let it sit for several hours, then check the toilet bowl. If you see the color in the bowl, you have a leaky toilet and it needs to be repaired. Check for dripping faucets, pipes, and connections by examining all plumbing in your home. Use a lightweight cloth to wipe around each connection. If your cloth becomes wet, you have leaky plumbing that needs to be repaired.

Don't forget to stop those leaks that you can control! Turn faucets off all the way. Don't let water run when you brush your teeth. And don't use your toilet as a wastebasket. Instead of throwing items such as tissues in the toilet and flushing, use a small wastebasket in your bathroom instead.



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Condo Resident Perks

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Now Through May 31 only

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

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OR Buy One Resound Savi 2 Rx digital hearing aid for $1595 & Get the Second One for FREE!

The new Resound Savi 2 features clear sound and connectivity for everyone.

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- Small and comfortable

Google ★★★★★ **Customer Reviews**

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1. Cannot be used on prior purchases or combined with prior discounts.
2. up to 1 m, not intended for swimming. Rechargeable styles only.

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SUNSCREEN EXPIRATION

Since a vast majority of Florida residents and visitors probably use some form of sunscreen protection, the question arises, does sunscreen products expire over time. Testers have recently revealed that sunscreen lotions do expire usually after three years from date of purchase, depending upon how the product is stored.

Using sunscreens which are old or degraded will not protect the user from the damaging sun rays of South Florida. One should look for an expiration date on the packaging of the sunscreen product. But beware that the US Food and Drug Administration does not require the expiration date be on the label. It is strongly recommended that if your sunscreen is out of date that it not be used and should be thrown out.

Users may test it by applying a sample on your hand. Look for signs of separation of the lotion into watery or dry flaky consistency. If there are signs of mold, change in color or texture, unpleasant odor or white fuzzy or dark spots, throw it away.

The method and place of storage of sunscreen products may hasten its demise. Bottles or plastic containers should not be exposed to the heat of sunlight. They should not be left in hot cars or in beach bags nor near a sunny window since the product will deteriorate more quickly. But a container kept inside a cabinet should be safe for use even if three years old.

When purchasing sunscreen products check for expiration dates and also mark the container with the date of purchase. As a precaution do pretest the product if it is approaching the three-year mark or has been stored exposed to sun light.

KITCHEN & BATHROOM REMODELING
SATISFACTION AND QUALITY GUARANTEED
NO JOB TOO SMALL

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Kitchens | Bathrooms | Interiors
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Ceramic Tile & Marble Installed
Plumbing & Electrical Service

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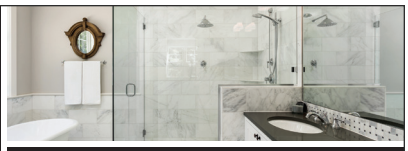
Roof Painting | Pressure Cleaning

MINOR REPAIRS
Exterior Wood | Facia & Soffit
Stucco | Drywall & Framing

Design & Management Services
Free Estimates
Service & Quality
Commercial & Residential



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