

Monthly *Mystic* Newsletter

P O I N T E
Tower 300

Volume 17 Issue 12

August 2019

ASSOCIATION OFFICERS

President

Alan Brown

Vice President

Dennis Landsberg

Treasurer

Myron Perlstein

Secretary

Leonardo Bettoli

Directors

Jason Bell

Kenneth Rothstein

Sam Lopez

OFFICE STAFF

Property Manager

Carol Valoy

Administrative Asst.

Carolina Cruz

Maintenance Engineer

Robert Kulic

OFFICE PHONE #'S

Main

(305) 933-2636

Fax

(305) 931-8719

E-Mail

mystict1@mystict300.com

OFFICE HOURS

Monday - Friday

9:00 AM - 5:00 PM

Mystic Pointe Condo 1

3600 Mystic Pointe Dr.

Aventura, FL 33180

mysticpointeresidents.

buildinglink.com



President's Message

Dear Neighbors,

I hope everybody is enjoying their summer and the heat is not getting to you all too much. We are working on a lot in the building and we would like to update you on a few of the projects we are working on.

We have engaged the services of Capital Contractor Services firm to help us work on designs for our hallways. This process will start in the middle of August, but we do not plan on starting any construction until after the first of the year.

We have been reviewing our cable contract as well and have signed a letter of intent with Atlantic broadband to take over our cable starting April 15, 2021. We tried to go back to Comcast, and they had no desire to negotiate their price. We will all end up with better service, more channels and Internet as well.

We have also finished off a few projects like the cleaning of the pool and Jacuzzi as well as adding new nonslip railings in the pool and a shower on the third-floor pool deck for people to rinse off upstairs.

Please make sure to always report any concerns you have to the front desk or the office as we are here to listen to everybody and try to communicate with all of the residents.

Alan, Enjoy



ATTENTION!

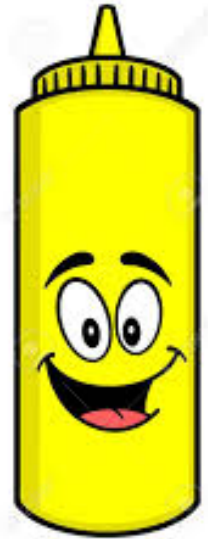


- If we do not have your guests on our system we will not allow them access, no verbal authorization is allowed! Please send us a WRITTEN authorization with owner signature. Please remember that only IMMEDIATE family are allowed to stay in the unit without owners being present. Owners MUST be present while all other guests stay in the unit.
- Cigarette butts must never be thrown off the balconies. Please make sure you and your guests and employees use ashtrays. Do not toss cigarette butts in front of our building!!
- If your delivery (i.e.: stove, dishwasher, bed etc.) **any type of delivery** ...is not scheduled they will be turned away!
- Do not wash down your balcony, as the dirty water lands on the balconies below. Use a damp mop instead.
- Dogs must be carried or wheeled in a doggie cart through hallways, elevators and through the pool area at all times.
- All items that go down the trash chute must be placed in securely closed plastic bags. All items that do not fit in the trash chute easily must be taken to the first floor trash room for disposal. This includes most boxes, including pizza boxes. Otherwise, the chute becomes blocked.
- When requesting the key for the bike room you must leave your driver's license with the concierge.
- When your individual air conditioning unit is replaced, the valves must also be replaced. Also, the management office needs to know three days in advance of the replacement.
- Contact the management office or Valet office if you will be having more than 10 cars as guests in your apartment.
- Remember to call the valet TEN minutes in advance at 305-932-8881, if you need your car.





Did You Know?

August 7th is National Mustard Day

- George J. French introduced his "French's mustard" in 1904, the same year that the hot dog was introduced to America at the St. Louis World's Fair.
- Canada is the world's largest producer of mustard seed.
- In the 1950's, Plochman was the first company to successfully market squeeze mustard.
- Dijon is a French city known as the mustard-making capital of the country.
- Yellow ballpark mustard gets its bright yellow color partly from turmeric.
- It is believed that mustard was first cultivated in India around 3000 BC. Recipes for mustard paste were recorded as early as 42 AD.
- The word "mustard" comes from the Latin "must" (much) and "ardens" (burning).
- In 1901 Captain Robert Falcon Scott set sail on the Discovery with a ton and a half of mustard on his journey to Antarctica.



NEW LISTINGS AND SALES BY US! SELLING/ BUYING / RENTING?

<p>NEW LISTING! AVENTURA MARINA 3340 NE 190 ST APT#1308 BEST PRICE IN THE BUILDING \$468,000 3BR/3BTH</p>	
<p>NEW LISTING HIDDEN BAY 3370 NE 190 ST APT#2312 \$978,000 3BR/3BTH/DEN MARINA SLIP INCL.</p>	
<p>NEW LISTING! THE COMMODORE PLAZA 2750 NE 183 STREET APT#611 FOR RENT AND FOR SALE \$230,000 FURNISHED</p>	
<p>JUST SOLD WILLIAMS ISLAND 1000 ISLAND BLVD APT#809 \$303,000 REPRESENTING BUYER</p>	

We are a full service team!

- Listing Agents
- Exclusive Buyer Representation
- Property Management
- Foreign/National Client Database
- 150+ offices in the US and Canada
- Architectural Design
- Interior Design
- Owner Representation
- Construction Administration



Tali BAtikoff
 Realtor *
786.241.3001
 talib.realstate@gmail.com



Vivi Klinar
 Realtor * - Associate - LEED AP
786.564.6063
 viviklinar@gmail.com



**Water Aerobics:
Mondays and
Thursdays at
10:00 AM**

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

www.patrickjaimez.com

Hablo Español / Falo Português
Selling Mystic for over 20 years!

MYSTIC POINTE TOWER 300

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$
Active	1403	2/2	1,181	\$359,000
Active	314	2/2	1,150	\$340,000
Active	1208	2/2	1,150	\$284,900
Active	1710	2/2	1,091	\$274,900

Active & Sold Listing data was accessed through the MLS and information is deemed accurate, but not guaranteed.

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

**Aventura
Hospital
Ambassador**

If you, a friend or loved one check into Aventura Hospital, whether by appointment or emergency, please contact Nancy Kempton 508-517-4883 at your earliest convenience. As Mystic Pointe ambassadors, they will contact someone from the executive staff who will visit the patient and ensure that he or she receives the best possible treatment.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

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

RE-OPEN OLD & DENIED CLAIMS

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

**RESIDENTIAL • COMMERCIAL
COMMUNITY ASSOCIATIONS**

MIAMI-DADE (305) 396-9110
BROWARD (954) 376-6991
PALM BEACH (561) 404-3069

STELLARADJUSTING.COM

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.

License #P175224

**SPECIALIZING IN LUXURY CONDOS & HOMES IN
AVENTURA, SUNNY ISLES AND GOLDEN BEACH**

Gibson Real Estate Services
Midwest Values with South Florida Flare!

Teri Dattilio, Realtor, CAM
514-470-8408 Cell | 954-909-0195 Office
teri@gibsonrealtyservices.com

Sold! Delvista Towers 2/2 in under 4 months!

120 E Oakland Park Blvd Suite 101
Wilton Manors, FL 33334

GIBSON
REAL ESTATE SERVICES

BLINDS & SHADES

FREE SHOP AT HOME SERVICE | **WE BEAT ANY ESTIMATE** | **FREE MEASURING & INSTALLATION**

BLINDS, SHADES, SHUTTERS

FAST SERVICE, LOWEST PRICES GUARANTEED!

20% OFF Motorized Shades
exp. 2/29/2020
must present coupon

MOTORIZED SPECIALIST REPAIRS
VERTICALS REPAIRED & CLEANED
SHADES REPAIRED & CLEANED

WE ALSO DO VERTICAL TRACKS REPAIRED

305-469-8162 WE SHOW UP! 25 Years in Biz

Treats they Won't Give Away

It's back to school time! Below is a delicious and healthy treat to add to your child's packed lunch.

- 2 cups rolled oats
- 3/4 cup packed brown sugar
- 1/2 cup wheat germ
- 3/4 teaspoon ground cinnamon
- 1 cup all-purpose flour
- 3/4 cup raisins (optional)
- 3/4 teaspoon salt
- 1/2 cup honey
- 1 egg, beaten
- 1/2 cup vegetable oil
- 2 teaspoons vanilla extract



1. Preheat the oven to 350 degrees F (175 degrees C). Generously grease a 9x13 inch baking pan.
2. In a large bowl, mix together the oats, brown sugar, wheat germ, cinnamon, flour, raisins and salt. Make a well in the center, and pour in the honey, egg, oil and vanilla. Mix well using your hands. Pat the mixture evenly into the prepared pan.
3. Bake for 30 to 35 minutes in the preheated oven, until the bars begin to turn golden at the edges. Cool for 5 minutes, then cut into bars while still warm. Do not allow the bars to cool completely before cutting, or they will be too hard to cut.

Note:

MAH-JONGG.

Looking for year-round Mah-Jongg players. Call Iris 305 932-5605.



WHAT COULD YOUR HOME SELL FOR?
TEXT "VALUE" TO 786.239.1283

"Love Where You Live!"

exp REALTY

PHYSICAL & OCCUPATIONAL THERAPY

Are You Suffering From Back Pain, Poor Balance, Weakness?



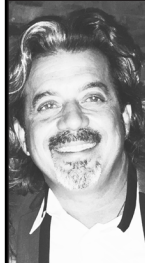
We offer Ultrasound, Massage, Balance Training, Cardiac and Neurological Rehab, Individual Functional Mobility programs in your home. Personal training available!

THERAPY IN YOUR HOME

Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505

One Dollar Emergency Dental Visit Including Necessary X-Rays NEW PATIENTS ONLY.



Meet Your Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside, Bay / Bal Harbour

Two Locations to Better Serve You:

9456 Harding Avenue, Surfside, FL
Phone (305)866-2626 Fax (305)866-2204
4011 W. Flagler St. Ste. 506, Coral Gables, FL
Phone (305)643-1444 Fax (305)643-0447

Published monthly at no cost for Mystic Pointe Tower 300 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.

Reminders!

- All movers must be licensed and insured, no self-moves. Proof of license and insurance is required. The use of the service elevator must be reserved two days in advance or access will be denied. Any un-expected delivery or non-scheduled delivery may be charged between \$25.00 - \$50.00. There is a \$500.00 refundable security deposit for the use of the service elevator plus a \$250.00 non-refundable fee is required for all move in's & move-outs. There is a \$250.00 pet security deposit for unit owners ONLY. Renters are not allowed to have pets.
- Packages are held at the front desk for a maximum of 3 days, after 3 days they are sent back. If you would like the front desk to hold your packages for more than 3 days, you must contact the front desk at 305-932-9333. We have minimal space at our front desk to hold packages. If you are out of town for long, we ask that you please refrain from receiving loads of packages.
- Rental of the Garden Room and Bayview Room are available to residents. Reservations are required at least two weeks in advance. There is a \$500.00 refundable security deposit fee and a \$100.00 non-refundable rental fee for the Garden Room and a \$500.00 refundable security deposit fee and a \$250.00 non-refundable rental fee for the Bayview Room.
- Do not throw large items, i.e.; construction debris, fishing poles, curtain poles, large boxes etc. down the trash chute. This will cause the trash chute to jam, causing the garbage to back up to the upper floors.
- Contractors shall be in by 9:00am and out by 4:30pm, NO LATER! When using the chipping hammer, hours allowed are from 10:00am – 3:00pm and contractors MUST advise management office at least 3 days in advance.
- Residents, please always remember to keep our home a nice place to live in by maintaining this building clean and following building rules. Keep your guests informed of our rules and regulations.




IMPERIAL CLUB

Our all inclusive 55 or better lifestyle is designed for you to be able to live in care-free comfort.

Our residents enjoy a variety of activities, amenities, dining options, and more while living in the best location.

Rents start at \$2585 and for a limited time we will pay \$1000 towards moving costs.

2751 NE 183RD STREET
AVENTURA, FL 33160

305.521.7219

www.imperial-living.com



DAVILA CONSTRUCTION GROUP LLC.
State General Contractor CGC1521462

CALL FOR FREE ESTIMATES

305.974.2628

Contact@Davila-Construction.com



24 Years in Construction
Bathrooms | Kitchen | Floors
General Remodeling

ASK FOR OUR CONDO UPGRADE PACKAGES!

I LIVE & BREATHE MYSTIC POINTE 24/7

- Sold The Waverly Surfside \$900,000
- Sold Tower 100 Unit 2010 2/2 \$445,000
- Sold Tower 200 Unit 1008 2/2 \$425,000
- Sold Tower 400 Unit 2903 2/2 \$379,000
- Sold Tower 300 Unit 706 2/2 \$310,000
- Sold Tower 300 Unit 1616 1/2 \$277,000

TOP TEN AVENTURA AGENT!

- 900+ website exposure for listings, online targeted advertisement, and print Ads in major publications.
 - Unparalleled marketing and a proven track record, pricing and negotiating skills
 - Spanish speaking with connections to Latin American buyers & investors
 - Mystic Pointe resident and 4-year President of T300
 - Your listing will have its own dedicated website showcased worldwide
 - Free, detailed market analysis delivered to all my clients.
- Call me to receive yours!**



RESIDENTIAL REAL ESTATE, INC.
20803 Biscayne Blvd. Ste. 102
Aventura, FL 33180

786.385.4824

E-mail: rafszy@gmail.com

HABLO ESPAÑOL

DIAMOND  REMODELERS

Full Service Contractors

Kitchen & Bathroom Remodeling
Satisfaction and Quality Guaranteed

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 *Miami Beach Experts*, **family owned for 30 years.**

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com

REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Mouldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed



PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Full Service Contractors
- Popcorn Ceiling Removal
- Plumbing & Electrical Service
- Smooth Ceilings
- Doors / Windows
- Framing, Drywall & Finishes
- Mirror Installation



Receive a 15% discount on any remodeling job!

Painting & Services Unlimited Lic. CC94BS00437 • Lasora Enterprises, Inc CGC031497
Licensed & Insured General Contractor

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**

any
**remodeling
job!**

**10%
OFF**

Any
Service

Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 9/30/2019