

Monthly *Mystic* Newsletter

P O I N T E
Tower 300

Volume 18 Issue 4

December 2019

ASSOCIATION OFFICERS

Leonardo Bettoli
Alan T. Brown
Fabrizio De Rossi
Dennis Landsberg
Samuel Lopez
Maritza Larramendi
Myron Perlstein

OFFICE STAFF

Property Manager Carol Valoy
Admin. Asst. Carolina Cruz
Maint. Engineer Robert Kulic

OFFICE PHONE #'S

Main (305) 933-2636
Fax (305) 931-8719
E-Mail mystict1@mystict300.com

OFFICE HOURS

Monday - Friday 9 AM - 5 PM

Mystic Pointe Condo 1

3600 Mystic Pointe Dr.
Aventura, FL 33180
mysticpointeresidents.
buildinglink.com

DECEMBER



LOVE
PEACE
JOY

NEW YEAR'S EVE

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MESSAGE FROM THE MANAGEMENT

Dear Residents,

Our annual meeting and election of the Board of Directors will be held on Thursday, Dec. 19th at 5:00 pm in the Garden Room. This year we only had 7 unit owners running for the Board, therefore an election is not necessary, all 7 spots are filled. Although there will not be an election we still need your proxy's in order to form a quorum. We encourage all unit owners to participate and help us form this quorum. These proxies, attached with a letter, was mailed to you. You can email them, drop them off at our office or bring them with you to the meeting.

Congratulations to the new Board. Here are their names:

Leonardo Bettoli
Alan T. Brown
Fabrizio De Rossi
Dennis Landsberg
Samuel Lopez
Maritza Larramendi
Myron Perlstein

Reminder; be alert on notices for the Christmas Tree Lighting and the Menorah Lighting. We will post the notices once we have a set date and time.

As we start saying goodbye to 2019, we would like to personally thank our Board Members and staff for their hard work and dedication towards our building. Our residents for their inputs and full support. We wish you all a prosperous 2020 full of love, health and happiness.

Thank You, Management

ATTENTION PLEASE!

- 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.
- ATTENTION LEASEE: This is not a rental community. The employees of Mystic Pointe are here to maintain the common areas, not the units. Any work requested for the unit must be submitted in writing by the unit owner.



Water Aerobics: Mondays and Thursdays at 10:00 AM

Aventura Hospital Ambassador

If you, a friend or loved one check into Aventura Hospital, whether by appointment or emergency, please contact Nancy Kempton 305-934-0144 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.

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DOES YOUR DRAIN LINE NEED TO BE REPLACED?

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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.



PATRICKJAIMEZ PA

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 Direct (305)-459-5019
 patrickjaimez@gmail.com

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MYSTIC POINTE TOWER 300

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$
Active	803	2/2	1,091	\$329,900
Active	208	2/2	1,150	\$310,000
Active	1208	2/2	1,150	\$279,500
Active	1710	2/2	1,091	\$274,900
Active	715	1/1/1	1,050	\$259,900

Active & Sold Listing data was accessed through the Southeast Florida MLS for the period 11/1/2019 through 12/2/2019.

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- Sold Mirage at Surfside 5J 2/2 \$725,000
- Sold Tower 400 Unit 3005 2/2 \$345,000
- Sold Tower 100 Unit 1210 2/2 \$345,000
- Sold Tower 300 Unit 1001 2/2 \$390,000
- Sold Tower 100 Unit 2808 2/2 \$340,000
- Sold Tower 300 Unit 1616 1/2 \$277,000
- Sold The Point Unit 2605 3/2 \$490,000

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 - Your listing will have its own dedicated website showcased worldwide
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- Call me to receive yours!**



RESIDENTIAL REAL ESTATE

20803 Biscayne Blvd. Ste. 102
Aventura, FL 33180

786.385.4824

E-mail: rafszy@gmail.com

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