

# Monthly Newsletter

Volume 18 Issue 5

January 2020

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## OFFICE STAFF

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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



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# 2020

• HAPPY NEW YEAR •

WISHES

*Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Mystic Pointe Tower 300. We feel fortunate to have you all as our residents.*  
*Attium nis sum quunt endam, etur?*

## Wednesday Night at the Movies is back!

Please stay alert and take a look at the bulletin Board in the mail room and the front desk for all movie flyers every week. If interested in renting the movie for \$2 per night, please contact Paula Smith at [paulamsmith625@gmail.com](mailto:paulamsmith625@gmail.com) or 305-937-4568. List of available movies are posted in the mail room bulletin Board.



# welcome

## to Tower 300!

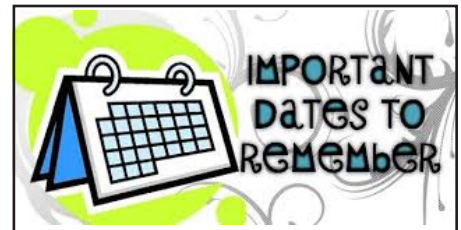
#1513 Adam Kessleman & Sandy Dell

#1710 Antimo Ciccone & Yuliana Murtland

#1717 Rastko Ilic & Suzana Ilic

## 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 & Thursdays at 10:00 AM**



**Movie Night: Wednesdays at 7:00 PM**

## 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.

**Public Adjusting Services**  
Professional Insurance Claim Representation

### GOT PROPERTY DAMAGE? GET HELP NOW!

RESIDENTIAL • COMMERCIAL  
COMMUNITY ASSOCIATIONS

**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?**

Roof Leaks	Water Damage	Vandalism Damage	Loss of Income
Fire Damage	Flood Damage	Hurricane Damage	Mold Damage

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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

**MIAMI-DADE (305) 396-9110**

**BROWARD (954) 376-6991**

**PALM BEACH (561) 404-3069**

## MAH-JONGG.

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



## 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

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

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### MYSTIC POINTE TOWER 300

STATUS	UNIT NO.	BD/BA	LA SF	LIST \$	SALE \$
Sold	1513	2/2	1,353	\$400,000	\$387,750
Active	803	2/2	1,091	\$329,900	
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 12/1/2019 through 1/2/2020.

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Contact@Davila-Construction.com



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**ASK FOR OUR CONDO UPGRADE PACKAGES!**

**I LIVE & BREATHE MYSTIC POINTE 24/7**

- 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

**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

20803 Biscayne Blvd. Ste. 102  
Aventura, FL 33180

**786.385.4824**

E-mail: rafszy@gmail.com

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