

Monthly *Mystic* Newsletter

POINTE
Tower 300

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Vice PresidentDennis Landsberg
Treasurer Laura DeFina
Secretary.....Ben Matsas
DirectorAlan Brown
Director Samuel Lopez
Director Myron Perlstein

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OFFICE HOURS

Monday - Friday.....9 AM - 5 PM

Mystic Pointe Condo 1

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mysticpointeresidents.
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Message from the President and Management

Dear Residents,

As we get ready to begin the project on our elevators, we want to make you are aware that during this project, the work hours will be between 8:00 am and 4:00 pm, Monday through Thursday. You may hear some banging during these hours. The contractors will also be using our first floor restrooms and a portion of the garden room as their lunch room. You may see a few trucks/vans parked near our receiving area. These trucks / vans will be parked here if they cannot fit inside the garage. Remember, this project will be ongoing for about a year. We have emailed you and posted a letter (at the front desk and mail room bulletin) on the restrictions for the use of the elevators during the project. You can also find this letter under the Library section (in BuildingLink), select Current Notices, letter is called "Elevator Project".

Restrictions are:

- Move in and move out will be scheduled only once a week on Tuesday *OR* Thursday. A minimum of four (4) days notice must be provided prior to the date of the move in / move out.
- Deliveries will be scheduled three times a week. A minimum of 48 hour notice must be provided prior to the date of the delivery.
- Hours will now be from 10:00am -3:00pm
- Any unauthorized deliveries or move in/out will be turned away. NO EXCEPTIONS!

Contractors MUST sign in at the front desk, NO EXCEPTIONS! Any renovations, alterations, additions, and similar work in a unit MUST be approved in advance by the office in accordance with its standard procedures.

No contractors will be permitted to perform any renovations, alterations or additions or similar work in a unit without first submitting an alteration form, supplying all necessary permits, license, and insurance documentation in conjunction with the form, and having the work approved in advance prior to commencement. The work will be approved at the discretion of the office and conditions may be placed on the Contractor's use of the elevators during periods of any such renovations, alterations or additions.

Exceptions to these rules may be made by the Association from time to time, when necessary for emergency circumstances in the discretion of the Association, including but not limited to deliveries for replacement of broken appliances (such as stoves, water heaters, refrigerators and AC units).

Thank you,

Management

REMINDERS!

- All movers must be licensed and insured, no self-moves. Proof of license and insurance is required. The use of the service elevators 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 elevators plus a \$250.00 non-refundable fee is required for all move in's & move out's. 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.



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Amy R. - "The best service!! Had my house disinfected cleaned spotless!! Definitely will try it again!! Great job!!"

Dora K. - "I just had amazing experience, ...when it was done I didn't recognized my kitchen, so shiny, clean like it never was before, every handle, counters looked like brand new. Just amazing and trust me I took care of my kitchen before, but never with this result. Thanks, great job"

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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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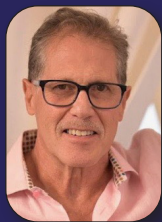
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ATTENTION PLEASE!

- 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 or valet office if you will be having more than 10 cars as guests in your apartment.
- Remember to call the valet 10 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



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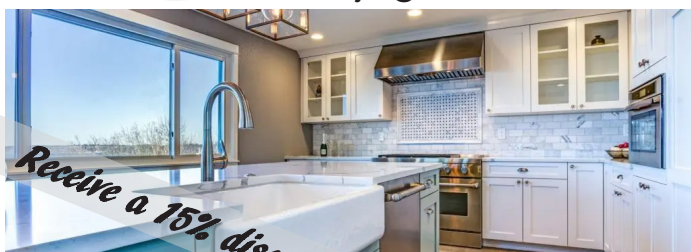
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