

Monthly *Mystic* Newsletter

POINTE
Tower 300

Volume 20 Issue 9

May 2022

ASSOCIATION OFFICERS

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

OFFICE STAFF

Property Manager..... Carol Valoy
Admin. Asst. Deborah Plaud
Maint. Engineer Robert Kulic

OFFICE PHONE #'S

Main (305) 933-2636
Fax (305) 931-8719
E-Mailmystict1@mystict300.com

OFFICE HOURS

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

Mystic Pointe Condo 1

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



Published monthly at no cost for
 Mystic Pointe Tower 300 by
 Coastal Group Publications, Inc.
 Contact CGP at (305) 981-3503
 or www.cgpnewsletters.com to
 advertise in one of our newsletters or
 to get a free newsletter for your property.

MESSAGE FROM THE PRESIDENT

We want to thank our residents for your patience and cooperation as our modernization of the elevator projects gets closer. Please remember there will be times you may wait longer than usual for an elevator so please plan accordingly.

Looking ahead, some owners will be leaving South Florida for the summer. Please ensure your patio is clear of all items that could be lost or cause damage to others during severe storms.

Mystic Pointe Tower 300 property insurance will be coming up for renewal. Our insurance brokers discussed their strategies at our last board meeting. The board will keep the residents informed of this and will review all aspects of insurance for our building once our brokers present their options. Please keep in mind with the tragedy of the Chaplain Towers, in Surfside Florida, our insurance as so many other properties will be substantially higher than last year.

Last, I want to remind everyone to respect our common spaces especially our trash room. Please bring large items down to the receiving area for disposal, do not try to shove these down the chute, or leave in the trash room for others to dispose this is a fire hazard. If you need help bringing items down, call our concierge at 305-932-9333 there will always be assistance available.

Once again, we thank all our residents for their cooperation and in doing their part and respecting our guidelines.

Maritza Larramendi,
 President

WEATHER AUTHORITY HURRICANE SEASON 2022

HURRICANE SEASON FORECAST		
» COLORADO STATE UNIVERSITY APRIL 7, 2022		
	AVERAGE SEASON	2022 FORECAST
TROPICAL STORMS	14	19
HURRICANES	7	9
MAJOR HURRICANES	3	4

ALEX	LISA
BONNIE	MARTIN
COLIN	NICOLE
DANIELLE	OWEN
EARL	PAULA
FIONA	RICHARD
GASTON	SHARY
HERMINE	TOBIAS
IAN	VIRGINIE
JULIA	WALTER
KARL	

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.



DIAMOND REMODELERS

Full Service Contractors

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 *Remodeling Experts*, **family owned for 40 years.**

*specializing
in condo &
apartment interiors*

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

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

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

*"Your Experienced
Handyman"*

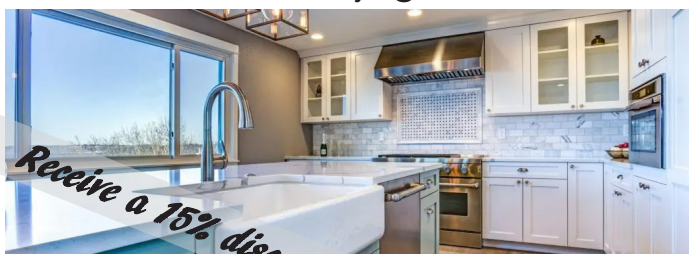
PAINTING & SERVICES UNLIMITED

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

- 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 6/30/2022



Painting & Services Unlimited Lic. CC94B500437
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

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.



PATRICKJAIMEZ PA

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

COLDWELL BANKER
GLOBAL LUXURY

www.patrickjaimez.com

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

DON'T LET COVID-19 STALL YOUR SALE

My exclusive marketing program will reach buyers quickly and virtually through:

- Property Video Tour
- Online Advertising
- Social Media Posts
- Property Website
- Customized Email Distribution
- Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

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

Calendar of Events



Pool Aerobics:
Mondays & Thursdays at 10-11 AM

Wednesday, May 11th
Domestic Water shut down

Monday, May 30th
Office Closed Memorial Day



stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!

(305) 396-9110
STELLARADJUSTING.COM



RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



GOT PROPERTY DAMAGE?
GET HELP NOW!

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.

Real Estate License #173224

PHYSICAL & OCCUPATIONAL THERAPY

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



We offer Ultrasound, Massage, Balance & Vestibular Therapy
Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1, In the Comfort of your Home
Protective Equipment Protocols

THERAPY IN YOUR HOME

Licensed Medicare Provider FL8318

Brian Caits @ 954-328-1505 | bcaits@bellsouth.net

Just Listed

655 NE 61ST ST.
MIAMI, FL 33137



Call Now!
Rosa Jacquelin
(786) 239-1283

Love Where You Live!

Video Tour: www.SignatureHomesOfMiami.com

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



Miami's Own Online Liquor Store

Fast Liquor Delivery @ Wholesale Prices & Convenience Store Galore

Scan for 15% off your next order!



LiquorSplit
TAP THAT APP


 @LiquorSplit

Looking for an agent?

Isac  *Keboudi*

BUYING, SELLING OR RENTING. I'M A CALL AWAY!

Hablo Español/Falo Português

Website www.miamiocean.com

Phone (305) 606-7879

Email miamiocean88@gmail.com



NATIONAL SAVE YOUR HEARING EVENT



Now through May 31st
Save on the purchase of a new pair of Evolv AI hearing aids!

Melanie Plotkin, HAS | Javier Benitez, HAS, BC-HIS

A Commitment To Providing Quality Hearing Health Care.

"Melanie and Claudia are great to work with and their knowledge is all encompassing." - **R. Shipman**

"Javier Benitez [is] extremely knowledgeable, competent, helpful, outreaching! Starkey is also the best available aid in my wide experience. Go there!" - **S. Kester**



Now is the best time to try the all new

evolv^{AI}

Life-changing features!



- Activity Tracking
- Mask Mode
- Language Translation
- Fall Detection & Alert

Now through May 31st

0% Financing

on any new pair of Evolv AI digital hearing aids from Starkey!

For those who qualify. Other restrictions may apply.

Don't forget to mark your calendar and schedule your Hearing Screening at no cost to you! Call Us Today!



A Division of Hear Again America

19046 NE 29th Avenue, Aventura

305-935-0200

222 95th Street, Surfside

305-854-8171

www.HearAgainAmerica.com

HAVE A SAFE MEMORIAL DAY WEEKEND!

Memorial Day marks the beginning of the summer recreation season. It is also a time for accidents. Make sure that you and your family are safe this Memorial Day weekend by remembering these simple safety tips.

DRIVE SAFELY

More people will be on the road on Memorial Day weekend, making for congested roads and highways. Don't forget to always wear your seatbelt, and observe all posted traffic signs and speed limits. It is especially important for children to be in proper child safety seats in your car. And never drink and drive!

PLAY SAFELY

If you are going to be spending time near or on the water, don't forget to be safe. If you will be on a boat, wear a life jacket, follow all boating rules, and don't operate a boat while drinking. If you will be swimming, remember to swim with a buddy, swim only in safe water, and never dive into shallow water. All children should be supervised at all times around any type of water. If you will be spending any time in the sun, don't forget to use sunscreen and wear a hat.



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 Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave. 4011 W. Flagler St.
Surfside, FL 33154 Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>

I LIVE & BREATHE MYSTIC POINTE 24/7

- Sold Tower 100 Unit 609 2/2.5 Water Views
- Sold Tower 600 Unit 1210 2/2 Golf Views
- Sold Tower 600 Unit 704 2/2 Intracoastal Views
- Sold Tower 300 Unit 1215 1/2 Panoramic Water Views
- Sold Tower 300 Unit 706 2/2 Intracoastal Views

FEATURED LISTINGS:

- Tower 300 Unit 715 1/1.5 Great Location
- Tower 300 Unit 207 2/2 Completely Remodeled
- Tower 300 Unit 1615 2.5 Ocean Views
- Tower 300 Unit 1101 2/2 Top line/great views, Rental

TOP TEN AVENTURA AGENT!

- Spanish speaking top producing agent with an extensive network and millions sold
- Mystic Pointe resident and 4-year President of T300
- Skilled negotiator. Unparalleled marketing and proven track record
- Dependable, Reliable, and Trusted
- Free, detailed market analysis delivered to all my clients. Call me to receive yours!



**COLDWELL
BANKER
REALTY**

20803 Biscayne Blvd. Ste. 102
Aventura, FL 33180

786.385.4824

E-mail: rafszy@gmail.com

HABLO ESPAÑOL