

Monthly *Mystic* Newsletter

POINTE
Tower 300

Volume 20 Issue 12

August 2022

ASSOCIATION OFFICERS

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

OFFICE STAFF

Property Manager..... Carol Valoy
Admin. AssistantLiliana Medina
Maint. EngineerRobert 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

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Message from the Treasurer and Management

As the long hot days of summer continue to heat up, we hope this newsletter finds all of you remaining cool and well hydrated. As your treasurer, I am delighted to update all of you with the many projects and plans for Tower 300. First off, I would like to thank all of you for your patience as we continue with the modernization of our elevators. I am pleased to say we are progressing with the elevator project as scheduled and we will keep you posted when we enter our next phase.

Regarding our budget, the Board members along with our Manager, Carol Valoy, have been working diligently on the budget for next year taking into consideration how to best handle the Property Insurance increase. As most condo owners know, property insurance increases will have a major impact on the maintenance next year. Our property insurance has increased by approximately \$300K, leaving us over budget by approximately \$400K. During our next Board Meeting on August 18th, we will be discussing which options to take to close the gap therefore I implore all owners to be present so you become familiar with necessary maintenance adjustments we are forced to increase. We are all affected by the rising costs of living as seen in our gas and food prices, unfortunately our vendors and services utilized in our daily operations of Tower 300 have also significantly increased. Our board has thoroughly reviewed past budgets and noticed there has been a failure in adding additional money into the reserves since we were trying to catch up on the maintenance part of the budget. In addition, we have started to focus on adding more money into the reserves so

we will be ready for our 40 year inspection on December 31, 2024 as per the new laws put into effect.(See attachment)

On a lighter note, thank you all for flattening your boxes in the recycle room, this has definitely helped increase space in the dumpster. By adhering to these simple guidelines, we can keep our building clean and free of vermin, this includes not leaving household items in our dumpsters or trash on the floor of the trash chute room. There will be fines dispersed to those who do not adhere to these guidelines.

Please follow the pool and jacuzzi rules as posted on the pool deck. This summer we have many guests visiting with children, please be mindful of others while swimming and refrain from climbing on the rocks/waterfall area in the pool. Remember pool floats are not acceptable in the pool but noodles may be utilized. As for the jacuzzi, children are NOT allowed for safety and health risks. Pool hours remain the same all year, from sunrise to sundown.

Regarding bank fraud, please pay attention to your bank statements monthly. A few of our residents have been victims of check fraud. Please be diligent in monitoring your finances.

On a solemn note, I would like to ask all of you to keep in mind our neighbors who were involved in the Surfside tragedy and their families as we marked the one year anniversary in June. *"A great soul serves everyone all the time. A great soul never dies. It brings us together again and again"* --Maya Angelou

Stay well,
 Laura A DeFina, Treasurer

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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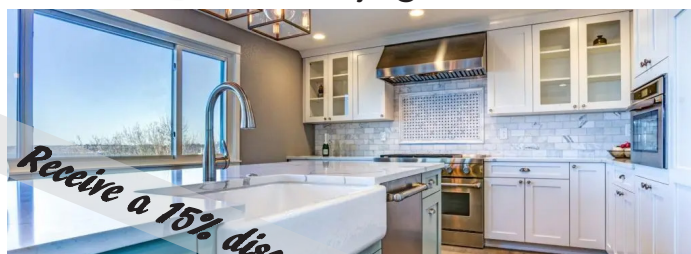
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State of Florida -- Condo Rules Update

As you may know the State of Florida recently passed milestone new legislation that affects Condos and Cooperatives 3 stories or more. Additionally, on the local level there has been some great progress made with regards to access to condominium documents. Please read below to see what's changed and find some links to additional resources so that you can stay up to date.

Senate Bill Establishing Building Safety Act for Condominium and Cooperative Associations

Starting in 2025, condo boards will need to set aside reserve money to cover future repairs. The changes include many of the proposals from engineering, legal and community association industry task forces aimed at studying the perceived shortcomings that led to the Surfside catastrophe. They require inspections for buildings three stories or higher 30 years after completion and every 10 years thereafter. Buildings within three miles of the coast must be inspected at 25 years, then every 10 years. The first buildings impacted are slated to be those constructed before July 1, 1992, as they must complete their first structural inspections prior to Dec. 31, 2024.

The inspections are aimed at identifying any substantial structural deterioration that may present life-safety dan-

gers, and whether remedial or preventive repairs are recommended. The reports on their findings will be required to be distributed to association unit owners, prospective buyers and local building departments, which may then require the start of repairs within specified timeframes if substantial deficiencies are identified.

Associations will also be required to conduct reserve studies every 10 years for the funding of structural repairs and, most important, beginning by 2025 they will no longer be allowed to waive funding of many reserve components.

Condominium developers are also facing new requirements. Prior to completion and their transferring control of new associations to the unit owners, they are required to conduct a baseline structural study and an analysis of future maintenance and repair needs covering all primary structural elements, foundations, roofs, and other essential building components. They must also open and begin funding a reserves account, which will be provided to the new owner-controlled association.

In order to add teeth to the law and help ensure adherence, it also includes provisions that expose condominium association board members to personal liability if they ignore the new inspection and reserve study/funding requirements.

These requirements for both developers and condominium associations to conduct inspections and study/fund reserves truly represent a monumental milestone in the evolution of the state's condominium laws. Effectively, they take the decisions of whether or not to collect the necessary funds from the owners, conduct the appropriate inspections and act on their finding out of the hands of volunteer board members. All associations will be required to collect the funds and take the required effective actions, and the records documenting everything will essentially be open for all to see.

As with any sweeping new reform that imposes substantial costs and requirements, the focus will next shift to how it will all be paid. A recent proposal from U.S. Representatives from Florida called for new federally backed low-interest loans for unit owners to help enable them to afford new condo association assessments for reserves and repairs. In addition, the Community Associations Institute is in the process of opening discussions with federal officials over a framework for the Federal Housing Administration to offer 30-year loans to condominium associations and housing cooperative corporations to finance structural repairs. . .

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Condo Rules Update (cont. from page 3)

See below some changes in Miami-Dade County & Hallandale



More Transparency Coming for Communities



MIAMI — The MIAMI Association of REALTORS (MIAMI) and the South Florida real estate industry scored a major legislative victory this week when Miami-Dade County commissioners passed an ordinance requiring condominium, co-operative, and homeowner associations to file financial and governing documents into a public online library. This database, which will be made available after the submission deadline of February 2023, means buyers will have access to these documents before submitting offers so they can make more informed decisions.

Florida law already requires condo sellers to turn over financial documents and reports on assessments to buyers once a sales contract is signed and the buyer requests the paperwork. But until now, Miami buyers looking for condos had no access to financial and governing documents of condo buildings before making offers.

“MIAMI Realtors has been advocating for this transparency and accountability for South Florida residents for years, and we are thrilled to see Miami-Dade become the first county in the state to pass this type of ordinance,” MIAMI Chairman Fernando Arencibia, Jr. said. “Knowing how many associations there are, whom to contact in emergencies and how to access important association documents helps everyone.”

Miami-Dade Legislation Applies to all Residential Condo, Co-op & Homeowner Associations

Each association would need to register with the county’s Department of Regulatory and Economic Resources and file an annual report with the required documents.

Required information includes:

- Contact information for the association’s property manager, board of directors and emergency contact;
- Documents and amendments (declaration, articles of incorporation, bylaws, rules and regulations);

- Most recent financial statements where current or approved special assessments must be specifically outlined;
- Most recently adopted annual budget.

Forms are due by Feb. 1 each year, meaning associations have until February 2023 to meet the first year’s deadline.

Miami Realtors Hope More Florida Counties Follow Suit

The MIAMI Realtors Public Policy team worked with MIAMI member and Hallandale Beach Commissioner Anabelle Lima-Taub on similar legislation last year.

In 2020, Hallandale Beach became the first Florida city to pass an ordinance requiring that condos file financial reports and governing documents to the local government. Access Hallandale Beach condo database: <https://www.hallandale-beachfl.gov/1432/Condominium-Registration>

Miami-Dade took Lima-Taub’s model and expanded it to include homeowner associations. Now, MIAMI Realtors would like the ordinance replicated in more Florida counties and even statewide.

The city of Aventura also has a link where all of the condos in Aventura are supposed to provide their Engineering reports.

<https://www.cityofaventura.com/DocumentCenter/Index/232>

[Document Center • Aventura, FL • CivicEngage](https://www.cityofaventura.com/DocumentCenter/Index/232)
 CUSTODIAN OF PUBLIC RECORDS, Ellisa L. Horvath, MMC, City Clerk. 19200 W Country Club Drive, Aventura, FL 33180, Email Ellisa L. Horvath Phone: 305-466-8901 Fax: 305-466-8919 "Our mission is to join within our community to make Aventura a city of the highest quality and a city of excellence. www.cityofaventura.com. I also noticed the City of Aventura has a large database of Elevation certificates online here: <https://egov2.cityofaventura.com/Imaging/browse.aspx?id=206193&dbid=0&repo=CityHall>



At this time it is with heavy heart that we inform our residents about the untimely death of

MYRON PERLSTEIN.

Myron has served on our Board for many years. Our deepest sympathies are extended to Myron’s family during this difficult time.



**welcome
to Tower 300!**

Jaime Martinez Mark Klein &
Eric Vinogradov Allison Newman
Carlos Garcia Joel John

Mor Assouline &
Sharone Houri
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- 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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