

# Monthly *Mystic* **POINTE** Newsletter Tower 300

Volume 21 Issue 3

November 2022

## ASSOCIATION OFFICERS

**President**.....Maritza Larramendi  
**Vice President** ....Dennis Landsberg  
**Treasurer** ..... Laura DeFina  
**Secretary**.....Ben Matsas  
**Director** .....Alan Brown  
**Director** ..... Samuel Lopez

## OFFICE STAFF

**Property Manager**..... Carol Valoy  
**Admin. Assistant** .....Liliana Medina  
**Maint. Engineer** .....Robert Kulic

## OFFICE PHONE #'S

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

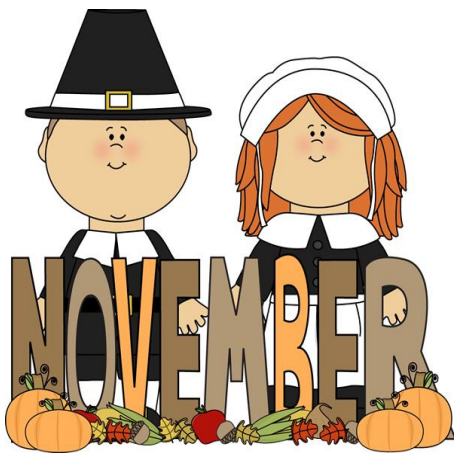
## OFFICE HOURS

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

## Mystic Pointe Condo 1

3600 Mystic Pointe Dr.  
Aventura, FL 33180

**mysticpointeresidents.  
buildinglink.com**



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## MESSAGE FROM THE PRESIDENT

Safety and quality of life, two key ingredients which as residents of Tower 300 we will continue to strive for as seen in our improvement projects this month. I am happy to report elevator number one has been completed with regards to its mechanicals, stay tuned for its inner cab revisions. Please keep in mind, the interior elevator cabs will be updated once all three elevators have been mechanically completed. This has been planned in order to prevent our new elevator's interior design from being damaged during the excessive use while only having limited elevators available during this project. With that being said, we will be starting the work on elevator number two, therefore please give yourself extra time when leaving the building since we will only have two working elevators. As you may have noticed, elevator one has been updated using the latest touchless technology. This technology falls within required state and building codes and regulations. As with any type of new technology, please have patience as we all adjust.

The second improvement project to be tackled this month will be the landscaped areas around our pool deck and in the front of our building. This improvement project is part of our Master's Association maintenance program which will add some beautiful greenery to these areas.

As I mentioned above, we are fortunate to live in such a beautiful building and in order to maintain the highest standard of living I ask all to please take into consideration our rules and regulations. For those residents with pets, please make sure, in the lobby and all common areas, your pet is either carried or in a carriage/wagon if your pet is not a service or emotional registered dog. In addition, dog owners must have control of your pets at all times, especially around children. Unfortunately we recently had an incident involving a dog biting another resident which is unacceptable. As for the trash room on each floor, please do not leave bottles or bags on the floor. All trash must be placed in a bag, tied and tossed down the chute. All boxes need to be flattened and brought to the first floor recycling dumpster located in the receiving area.

Together with the Board Members and the Tower 300 Staff, I would like to thank each and every one of our residents for your patience during this time and to wish you and your families a very safe, healthy and happy Thanksgiving.

Maritza Larramendi  
President

## 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 rods, large boxes etc. down trash chutes. This will cause trash chutes 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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**to Tower 300!**  
Barry Ellis &  
Johanna Casaubon



**Pool Aerobics:**  
Mondays & Thursdays  
at 10-11 AM

**NOVEMBER 4**  
Deadline for Candidacy  
(BOD Election)

**NOVEMBER 9**  
Deadline for Info Sheet  
(BOD Election)

**NOVEMBER 17**  
2023 Proposed Budget Meeting

**NOVEMBER 24**  
Office Closed – Happy  
Thanksgiving

**NOVEMBER 25**  
Office Closes at 2:00PM




**Mobile (786)-277-7355**  
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## ATTENTION PLEASE!

- If we do not have your guests in 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.
- 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 A/C unit is replaced, the valves must also be replaced. Management office needs to know 3 days in advance.
- 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

## 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

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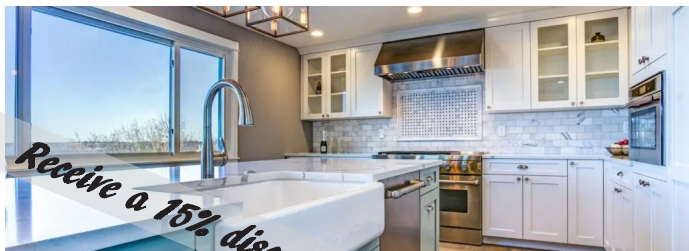
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