

Monthly *Mystic* Newsletter

POINT E
Tower 300

Volume 21 Issue 2

October 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
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OFFICE HOURS

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

Mystic Pointe Condo 1

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 buildinglink.com**



Published monthly at no cost for
 Mystic Pointe Tower 300 by
 Coastal Group Publications, Inc.
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MESSAGE FROM THE PRESIDENT

There is an old saying, “what a difference a day makes “well nothing could be more true. Prior to writing this newsletter it was my intent to update you, not only on the many projects we completed in Tower 300, but with the many projects forthcoming as well. However, after the catastrophic storm that leveled many homes and businesses to our neighbors on the west coast of Florida, I have decided to focus on a different message this month. With many peoples’ attention focused on the destruction of property, it was a common topic of discussion amongst many residents who asked me for clarification with regards to our building’s safety. Before we do so, I would like to extend our thoughts and prayers to the many Floridians on the west coast and their families who were affected by the destructive path of Hurricane Ian.

Since we remain in an active ‘Hurricane Season’ , I would like to review a few very important guidelines regarding hurricane preparedness. Please note the Florida Statutes are responsible for providing us with emergency guidelines and laws that are in place for the protection of our residents and our building, therefore I implore each of you to please follow our storm guidelines. For example, next time you are walking through our common area doors, take notice of our storm shutters. These shutters cannot prevent what Mother Nature can do, but it can protect the inside of our building and our residents which are way more important than personal property. With that being said, any residents who decide to stay and hunker down during the storm, especially our elder residents, your name will be provided to the management office and our concierge desk to keep tabs in case of an evacuation. This list aids us in knowing who’s in the building, therefore please make sure you have updated all of your contact information with the management office to contain your next of kin and emergency contacts as well. Keep in mind, you should always prepare for evacuation depending on the track of the storm and have an idea ahead of time where you will go. As for our balconies, please remember hurricanes bring very strong winds, therefore anything stored on your balconies may damage your property or the property of your neighbors. Balconies are not to be used for storage as written in our HOA guidelines.

With regards to our elevator project, I was hoping by the time the September newsletter was published we would have completed the renovations to our first elevator. Once again, the Board Members, Tower One staff and I would like to thank each and every one of our residents for your patience during this time.

As I wrap up this newsletter, remember hurricane season is still upon us, even though we have been fortunate weather wise thus far, we can still be hit by a storm without warning. For this reason I would like to remind our residents please don’t wait until the last minute before you make decisions, we should learn from what just happened to our West Coast Florida Neighbors.

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 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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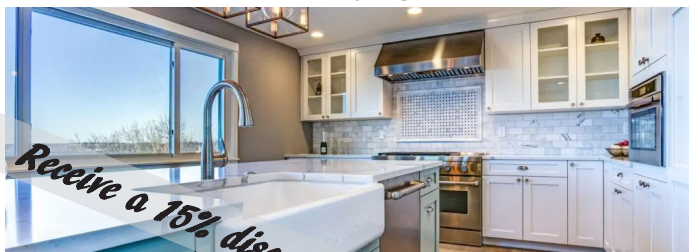
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to Tower 300!

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and María Martínez
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November 9 – Deadline for Info Sheet (BOD Election)



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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



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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