

# Monthly *Mystic* Newsletter

**P O I N T E**  
Tower 300

Volume 21 Issue 4

December 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.**  
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**DECEMBER**



LOVE  
 PEACE  
 JOY

**NEW YEAR'S EVE**

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## MESSAGE FROM THE PRESIDENT

With the holiday season fast approaching, I would like to acknowledge what matters most, our family, friends and partners in Tower 300. All our success and failures in life are meaningless without family and friends to share such moments. The older I get, the more this hits home. That is why today I want to send a special thank you to my partner who has supported me through thick and thin and was there for me when I fell. I truly am blessed. I also want to thank our staff of Tower 300 who care for us on a daily basis, they are amazing. Each and every one of our staff members work so hard in keeping our building running smoothly and I can speak for us all when I say they have become our extended family. Lastly, I want to thank our management team for their dedication and hard work in maintaining the high standard of living in Tower 300. To my fellow Board Members of Tower 300, I would like to thank each of you for your input and time this past year.

With the elevator project still under way, please allow yourself additional time when leaving the building since only two elevators are currently in operation. In addition, the elevators have a weight capacity. With that being said, please be aware of the amount of people in each elevator, ten persons is dangerous and can create mechanical issues. Should an elevator have 5-6 persons then please wait for the next elevator. Regarding use of the elevator, nothing has changed, advance notice to the management office is required for any move-ins or move-outs including renovations and any delivery.

For protection of the terrace, if the rail caps are missing off your terrace rails, please contact office immediately for replacement. (The grey rails)

A special thanks to Lynne Landsberg for beautifying our lobby Christmas tree and John Dispirito for an outstanding job placing the Christmas lighting at our building's entry. Every year we say it's the best job you've done and this year has been no exception.

At this time, we would like to wish all of the residents of Tower 300 a very safe and Happy Holiday. May 2023 bring health, peace and prosperity to all.

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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B\*H

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**HURRICANE/HURACAN**

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



**December 14**  
Holiday Celebration Wine and  
Cheese at Lobby

**December 15**  
Annual Meeting, Special  
Assessment & Elections

**December 18**  
Happy Chanukah

December 23  
Office Closed at 2pm

**December 26** – Office Closed

**January 1** – Happy New Year!




**Mobile (786)-277-7355**  
**Direct (305)-459-5019**  
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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

## 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
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Rafael Szydlowski



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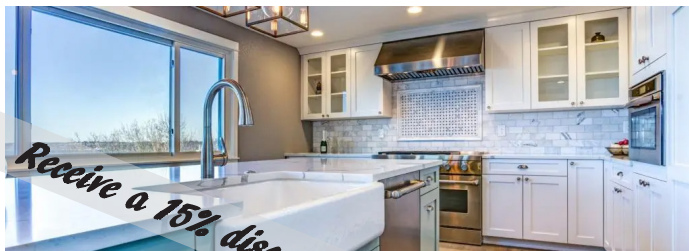
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