

Monthly *Mystic* Newsletter P O I N T E Tower 300

Volume 21 Issue 5

January 2023

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

3600 Mystic Pointe Dr.
Aventura, FL 33180

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Published monthly at no cost for
Mystic Pointe Tower 300 by
Coastal Group Publications, Inc.
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BEGINNING MONDAY, JANUARY 9TH
Office will be closed for lunch from 1:00 – 2:00pm

MESSAGE FROM THE PRESIDENT

With Hanukkah and Christmas behind us, I hope our residents of Tower 300 enjoyed their time with family and friends and are as eager as I to start the new year. As we embark on 2023 let us not forget the improvement projects we have initiated this past year. With regards to our elevators, we are pleased to say we are on schedule for the completion of elevator #2 and will let you know when construction on elevator #3 begins. Remember, elevator cabins will be updated as we near the completion of elevator #3. Keep in mind, reservations are still required for moving in/out or deliveries, with the Management Office.

The next line of business we intend to tackle is to obtain quotes for the structural inspection of Tower 300 as it applies to our “Building Recertification Reports”. Even though these reports are due March 31, 2024, we would like to get ahead of this process so we may better prepare our finances for the future. In addition, we plan to move forward with the renovations to our hallways, which the funds for this project have already been set aside. The hallway renovations will not begin until all elevator project steps are completed.

As for maintaining the high standard of living in our building, I want to remind everyone of the rules and regulations in effect. Regarding storage units, should you have any personal belongings outside of your designated storage container, please remove them in a timely fashion or they will be disposed of. The storage rooms should not have any personal items left on the floor. As for our trash rooms, all household garbage must be bagged, tied, and thrown down the trash chute. Please do not leave any bottles, boxes, or miscellaneous items on the floor. These items must be disposed of in the garbage receptacle on the first floor in the receiving room. Remember not to throw any boxes or Christmas trees down the chute, they need to be carried to the 1st floor recycling receptacle. Recently, a large box was tossed into the trash chute causing it to back up garbage. If you need to dispose of your Christmas tree, please visit the office, they provide large bags for the disposal of trees.

One last important safety concern pertains to the parking garage we share with Tower 200. On more than one occasion a vehicle was driving down a lane in the wrong direction, luckily there was no car driving in the same lane. Residents, please remind your guests and renters to follow the rules of driving in the garage, especially regarding the speed limits. In addition, please be cognizant of pedestrians walking in the garage as well.

Mark Twain once said, “continuous improvement is better than delayed perfection.” On that note, let us work together to keep Tower 300, the jewel of Mystic Pointe, with quality and safety as our mission.

Maritza Larramendi, President

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. 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



welcome
to Tower 300!

Ira & Miriam Walfish
Hannah Nava
Alejandro Moreno



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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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