

Monthly *Mystic* Newsletter

POINTE
Tower 300

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Treasurer Laura DeFina
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Director.....Alan Brown
Director.....Samuel Lopez
Director.....Joey Saban

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Maint. Engineer Robert Kulic

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OFFICE HOURS

Monday - Friday..... 9 AM - 5 PM
Closed from 1pm - 2pm

Mystic Pointe Condo 1

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 Aventura, FL 33180
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 buildinglink.com**



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MESSAGE FROM THE PRESIDENT

March madness is just around the corner and here in Tower 300 we are headed to the final stretch of our elevator project with the freight elevator next on the list to be closed so we may start its renovations. In order to maintain daily elevator operations, we must initiate new elevator restrictions to include the following: Move-ins/move-outs will be scheduled only to once per week and all deliveries must be scheduled 48 hours in advance with only three deliveries per week, unless it's an emergency. In addition, we will not be approving major renovations to residential units until the elevator project has been completed. If your apartment is listed for sale, please inform your realtor of these temporary changes.

As safety is our number one priority and recertification is just around the corner, we are in the process of selecting a structural inspector who will assist us in preparing for our "Building Recertification." Even though these reports are due by March 31st, 2024, we would like to get a head start on the process which was highly recommended by our property insurance agents.

Maintaining a clean and respectful environment requires that our residents and their guests follow our Tower 300 rules and regulations. Residents, please ensure your guests are aware of these guidelines. In addition, pet owners please be aware if your pet accidentally defecates or urinates within our building. Should your pet have an accident, please be mindful of others and clean your pet's mess. Remember to please maintain control of your emotional support pet at all times, especially within the confines of an elevator. As for the trash chute, I cannot stress enough the importance of NOT throwing any LARGE ITEMS into the chute. Large items thrown down the trash chute cause the garbage chute to become blocked which then causes the garbage to back up which in turn is a fire hazard. Once again please be mindful of your fellow neighbors.

One last point I would like to discuss relates to problems some residents may be experiencing with the delivery of mail. Our postal delivery person who has been

Continued on page 2



Word from the President (cont. from page 1)

with us for many years has retired causing us to have several different postal carriers delivering our mail. In order to prevent you from not receiving your mail we ask that all residents please ensure you have included your apartment number on all your mail correspondences. Many residents have not been receiving their mail or receiving someone else’s mail remember this is not our Concierge’s department. Should anyone have an issue or concerns with the mail service, then please contact the post office. You may call the Hallandale Post Office at 954-455-0493 or 800-275-8777.

Leo Tolstoy once said “Spring is the time of plans and projects”. On that note, please have patience with our renovation plans. Remember our home, Tower 300, has always been known as the jewel of Mystic Pointe and by following the rules set forth we will be able to maintain the high quality and safe environment for our families.

Maritza Larramendi, President
 Laura DeFina, Treasurer / Editor

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

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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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