

# Monthly *Mystic* Newsletter

POINTE  
Tower 300

Volume 21 Issue 11

July 2023

## ASSOCIATION OFFICERS

**President**.....Maritza Larramendi  
**Vice President** ....Dennis Landsberg  
**Treasurer** ..... Laura DeFina  
**Secretary**.....Stephen Grundstein  
**Director**.....Alan Brown  
**Director**..... Samuel Lopez  
**Director**.....Joey Saban

## 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  
**Closed** from 1pm - 2pm

## Mystic Pointe Condo 1

3600 Mystic Pointe Dr.  
 Aventura, FL 33180  
**mysticpointeresidents.  
 buildinglink.com**



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## MESSAGE FROM THE PRESIDENT

“No other date on the calendar more potently symbolizes all that our nation stands for than the Fourth of July.” Those words spoken by Mac Thornberry couldn’t resonate more and we hope everyone enjoyed their Fourth of July with family, friends, and fireworks! On this Independence Day and everyday, let us not forget all those who have served in preserving our freedoms in this great country and allowing us to live in the greatest country of all time.

With the summer heat upon us, we hope everyone is keeping cool and well hydrated. As many businesses slow down during the hot summer months in South Florida, our building management team, staff and board members continue to work diligently in maintaining the smooth operations of our building. We are pleased to announce the elevator renovations have been completed. Last week the final inspection was done and only a few minor details need tending to at this time, which will be completed by the time you receive this newsletter. Thank you again for your patience while these major changes were made to our elevators. In addition to repairs, our saunas required maintenance this month. In order to prevent future damage we would like to first explain how a sauna is different from a steam room to prevent damage and unnecessary expenditures. The major difference between these two is the moisture level. In a sauna, you are exposed to dry heat whereas in a steam room the environment is wet heat or steam. Our saunas are heated by electric heated rocks therefore water **SHOULD NOT** be poured onto the rocks. By pouring water you are causing an accumulation of water in the sauna which in turn damages the wood. In addition, when you are finished please ensure the heater is turned off.



As we mentioned in our previous newsletter, Mystic Pointe Tower 300 Resident’s Guide has been updated. By this time all residents should have received an updated version via mail. We ask all residents, family and guests to please familiarize yourselves with the rules set forth, in order to maintain the high quality and safe environment for all.

On a final note, the management team has emailed residents regarding a petition addressing the increasing land development in Aventura. On

*Continued on page 2*

**Word from the President** (cont. from page 1)

Tuesday, July 11th at 6PM the Aventura City Council will be holding their monthly meeting. Please join us in attending this meeting to voice our concerns directly to our elected officials. There are proposed changes to the Land Development Regulations for the City’s Master Plan. These changes will make it far too easy to build new high-rise condominiums in Aventura. Potential changes to these regulations would allow increased density and more building of condominiums, loss of water views, increased traffic congestion since infrastructure cannot accommodate the growing population, increased flooding to our streets and a decrease in green open spaces, water views, and wetlands. Please help us in maintaining Aventura as a prime location for all to enjoy by getting involved in our community forum.

Thank you for your continued cooperation and support.

Maritza Larramendi, President  
Laura DeFina, Treasurer / Editor

**Our Condolences**

It is with heavy hearts that we announce the passing of our friend and neighbor, Neil Smith. The entire Mystic Pointe staff and Board Members would like to extend our deepest condolences to the Smith family during this difficult time. The Smith family have been residents in our building for many years and his presence will be greatly missed.

WITH  
*sympathy*

**TWO CONVENIENT LOCATIONS**



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**ATTENTION PLEASE!**



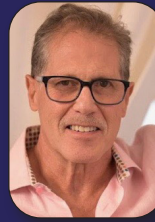
- If we do not have your guests in our system we will not allow them access, no verbal authorization is allowed! Please send us a WRITTEN authorization with owner signature. Please remember that only IMMEDIATE family are allowed to stay in the unit without owners being present. Owners MUST be present 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. 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

## 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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**RE-OPEN OLD & DENIED CLAIMS**

**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



**GOT PROPERTY DAMAGE?**  
**GET HELP NOW!**

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

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- Spanish speaking top producing agent with an extensive network and millions sold
- Mystic Pointe resident and 4-year President of T300
- Skilled negotiator. Unparalleled marketing and proven track record
- Dependable, Reliable, and Trusted
- Free, detailed market analysis delivered to all my clients. Call me to receive yours!



**Rafael Szydowski**



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