

Monthly *Mystic* Newsletter

P O I N T E
Tower 300

Volume 21 Issue 10

June 2023

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

OFFICE STAFF

Property Manager..... Carol Valoy
Admin. AssistantLiliana Medina
Maint. EngineerRobert Kulic

OFFICE PHONE #'S

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OFFICE HOURS

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

Mystic Pointe Condo 1

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 buildinglink.com**



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MESSAGE FROM THE PRESIDENT

As we enter June, we enter “schools out” and “vacation mode” but we also enter the start of hurricane season. For those residents who are new to south Florida please familiarize yourself with the emergency plans sent to you via mail by the State and especially the hurricane checklist from our management team within our building. If you plan on leaving your Mystic Pointe home for the summer months, then please ensure you have removed all items from your balcony. During a hurricane or storm, if you plan on evacuating then please leave your emergency contact information with our management office. In addition, should you need help with the maintenance of your hurricane shutters, please contact our management office for assistance.

As we all are aware, condominium living requires cooperation from all its residents to maintain harmony and safety in our building. In the past few months, a few of our board members and residents collaborated in updating the “Mystic Pointe Rules and Regulations” to reflect the current times. The final draft was approved by your Board Members at the last board meeting and all residents will be receiving a copy of these new adopted regulations in the mail. We kindly ask all residents to familiarize themselves with the revised regulations and to please review these regulations with your families and guests. Please keep in mind we have implemented these rules and regulations in order to maintain the high standard of living as well as a safe environment for our residents and guests in our building.

At this time, I would like to discuss the financial future of our building. As you all know, inflation has affected us all in our daily lives and it will

Continued on page 2

welcome
to Tower 300!

Allan Cohen & Eduardo Benaim
Allan & Violet Sakkal

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

affect the financial decisions we need to make for the future of our building. There are some things residents can do to help alleviate some costs. For example, one of our biggest over budgeted items was electricity and water. With that being said, we are asking all residents to please turn off the lights when you are leaving the gym, sauna or recreational rooms. In addition, we ask you to please check your toilets, if they are running then please have a plumber address this issue or we can send maintenance to check it to ensure water is not continually running which in turn increases our water bill. Keep in mind, our building is 34 years old and things do start to break down especially since our community has become more of a “year round residency”. However we have been able to make building repairs as they occur and we also have the 40 year recertification pending. We do feel confident we will not have many repairs for recertification since we have started completing a few of the repairs ahead of time. For example we have repaired broken pipes for the pool, SPA heater replacement, evaporator and condenser replacement to name a few. Our building maintenance team has made repairs as they are discovered which puts us in a very good position with regards to recertification requirements.

Last year, one of the biggest over budgeted items was property insurance. As you may recall, the insurance increase forced us to pass a special assessment to make up for this coverage as well as an increase in maintenance fees. This increase in our maintenance was only 8% whereas our neighbors on the Mystic Pointe Island had a 40-50% increase in maintenance fees. Unfortunately, the property insurance will not be decreasing or staying the same for the coming 2024 year, with the new insurance policy being increased by 20%. With that being said, the board members will be forced to make tough decisions this coming year when it comes to the maintenance and proposed budget. I want to assure you we are a transparent Board and out of courtesy to all, we want to prepare all owners.

Wishing all the Fathers on June 18th a happy and healthy day and wishing all a safe and fun summer.

Maritza Larramendi, President
Laura A 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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- 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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- V. Taporowski, Hear Again America patient

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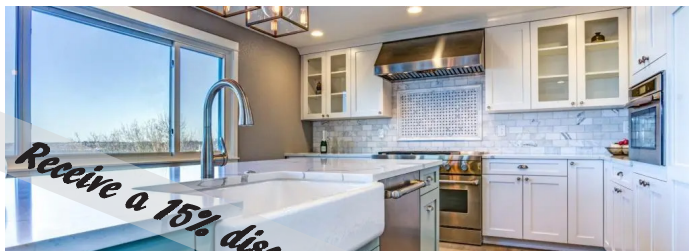


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