

# Monthly *Mystic* Newsletter

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

Volume 21 Issue 12

August 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

As the summer heat continues to sizzle not only here in Mystic Pointe but around our country, I hope everyone has the opportunity to enjoy their summer with family and friends. With the end of summer drawing near, schools will soon reopen and the weather will hopefully cool off which brings us to the peak of hurricane season.

Hurricane season can be very unpredictable and although this sounds redundant, we can not stress enough the importance of being prepared for any type of storm. With that being said, we ask our residents to please familiarize yourself with the Hurricane Preparedness booklet sent to you via mail by the State of Florida and the hurricane checklist sent to you from our management team here at Tower 300. Should you need assistance with the maintenance of your hurricane shutters, then please contact the management office for additional information and/or assistance.

The hot summer days have not stopped our team from working diligently on building improvements. One of the many maintenance projects this summer was applying a new roof to the bayview building and very soon the pavers will be added to complete this project. Next improvement project on the list pertains to resurfacing the pool and tile work. With reference to our pool, we ask all residents and guests to please bring your own towels to the pool area while using the lounge chairs, this will prevent oils and lotions from damaging the lounges. Lastly on this list is our forty-year inspection. As you may recall, Tower 300 has been preparing for this inspection and we are encouraged our building will receive “good grades” as our team maintains our building and grounds diligently. We will keep you posted as we receive more information regarding this inspection.

Finally, as Labor Day approaches on September 4<sup>th</sup> let us not forget why we celebrate. Labor Day not only marks the “end” of summer(not really for us in Aventura), but it’s a holiday that celebrates and recognizes the millions of hardworking Americans who stood up for workers rights and whose determination laid the foundation of our working lives today.

As Vince Lombardi once said “The only place success comes before work is in the dictionary.”

Wishing all our residents a safe and fun celebration as summer draws near. Thank you for your continued support and cooperation.

Maritza Larramendi, President  
 Laura DeFina, Treasurer / Editor



**welcome**  
**to Tower 300!**  
**Tal Aburos**  
**Pablo Schaer**  
**Laura Robles & Giancarlo Ciavaldini**



**IMPORTANT  
 DATES TO  
 REMEMBER**



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

Hello All!

My name is Tatyana Krivoruchko. I'm a 15-year real estate veteran with experience as a developer, a marketing specialist, and property manager.



Before joining Core Realty Assoc, L.L.C., I partnered in acquiring, developing, marketing, and selling residential estate properties in Chicago, IL.

My clients would describe me as a mature, dependable, and high-energy RE Agent with a passion for the highest degree of excellence in her work; valued not only for warmth, professionalism, dedication, and excellent judgment but for her unwavering commitment to ensure that the deal comes through.

*Testimonial: "Tatyana did a fantastic job closing our transaction! She has a great deal of integrity when it comes to protecting her client's best interest and insuring a smooth transaction." - Mila & Elijah R.*

**TATYANA KRIVORUCHKO**  
 Cell: (847) 612-2648  
 tatyana.krivor@yaho.com | www.miamiresidentialrealtygroup.com

**CORE REALTY** 323 Sunny Isles Blvd, Ste 700, Sunny Isles Beach, FL

**TWO CONVENIENT LOCATIONS**



**DR. EDY A. GUERRA**  
 NEW PATIENT SPECIAL \$79  
(D0210, D0150, D1110)

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 4011 WEST FLAGLER ST, SUITE 506 MIAMI, FL 33134 305-643-1444  
 dredyaguerradads@gmail.com  
**WWW.DENTISTSURFSIDE.COM**

**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 \$500.00 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 \$350.00 non-refundable rental fee for the Garden Room and a \$500.00 refundable security deposit fee and a \$350.00 non-refundable rental fee for the Bayview Room.
- Do not throw large items, i.e.; construction debris, fishing poles, curtain poles, large boxes, AC Filters etc. down the trash chute. This will cause the trash chute 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.

### PHYSICAL & OCCUPATIONAL THERAPY

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Licensed Medicare Provider FL8318

**Brian Caits @ 954-328-1505 | bcaits@bellsouth.net**



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patrickjaimez@gmail.com

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## THINKING OF BUYING OR SELLING?

*I CAN HELP. I AM AT YOUR SERVICE.*

*Get Honest Experienced Help Buying or Selling your Home.*

### TRUST the advice of a professional.

When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

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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.

Raini Boaz License #P17524



**M. KOTLER**  
REAL ESTATE

Buying, selling or renting real estate?  
**Let's chat.**  
Contact me today!

**ERIC BROAD**  
Broker  
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Surfside, FL 33154



Scan me!



**I LIVE & BREATHE MYSTIC POINTE 24/7**  
Mystic Pointe Local Resident Since 2008!  
*TOP 4 AVENTURA AGENT IN 2022!*  
*Top 2% of Coldwell Banker Agents Worldwide*  
**I Reach More Buyers & Can Get You TOP PRICE!**

- 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!





**COLDWELL  
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<ul style="list-style-type: none"> <li>• Painting, Condo, House, Apt. Roof Painting</li> <li>• Popcorn Ceiling Removal</li> <li>• Smooth Ceilings</li> <li>• Framing, Drywall &amp; Finishes</li> </ul>	<ul style="list-style-type: none"> <li>• Full Service Contractors</li> <li>• Plumbing &amp; Electrical Service</li> <li>• Doors / Windows</li> <li>• Mirror Installation</li> </ul> <p style="text-align: right; font-size: 0.8em;">EST. 1980</p>
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