

# Monthly *Mystic* Newsletter

POINTE  
Tower 300

Volume 22 Issue 2

October 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.  
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## MESSAGE FROM THE PRESIDENT

“Life starts all over again when it gets crisp in the fall” these words spoken by F. Scott Fitzgerald from *The Great Gatsby* may not affect us in southern Florida as it might in the northern part of our country but nonetheless, fall is upon us as well as budget planning for next year.

As the Tower 300 management team gets ready to mail the proposed budget to our homeowners, we would like to recognize their hard work in keeping our building’s financial and structural concerns at the top of their list, and for that we thank them for their hard work. With this being said, the board of directors have taken into consideration the many factors necessary to maintain the proper management of our building without breaking the bank.

**We all have a fiscal responsibility in maintaining the integrity of our investment!**

With the rising cost of basically everything in our daily lives such as groceries and gas to mention a few, it’s evident to see how inflation has impacted all, not only personally but also within our building’s budget. Unfortunately, all our contracts, vendors, etc. have increased their fees for the upcoming year and as a board we have explored every avenue regarding the budget to prevent large maintenance fees, as well as future assessments.

As we wait for our building’s mandatory building inspection in preparation for our building’s recertification, our hired engineer companies include Batista who will be providing us with a report regarding the building’s concrete status and Souffront for the electrical report. The next project

*Continued on page 2*



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

we will be tackling is the pool’s resurfacing that will commence on October 16<sup>th</sup> for a one-week period, weather permitting. Therefore, the pool will be out of commission during this time.

There are a few concerns we would like to clarify pertaining to renovations. Homeowners, please remember the contractors you hire are responsible for the removal of debris because of your renovation. Recently we have found debris from renovations in our dumpsters, this is unacceptable. In addition, your hired contractors are responsible for any damage to our elevators, hallways and/or any common area of our building. There now are new signs posted in our receiving area for contractors, please make sure your contractor follows our building rules. Lastly, please note your contractor is not permitted to use our common area restrooms.

As mentioned in our previous newsletter, our building cannot accommodate the disposal of large household items such as furniture, TVs or appliances. Owners are responsible for taking these large items to a dump site or you must hire a junk removal company. Please note anyone who disposes of such items in this area will be fined.

Many residents have inquired how to pay for guest parking, keep in mind if you would like to pay for your guests parking, there are stickers available which you can purchase from our valet for this purpose.

Lastly, keep an eye on your mailbox for the proposed budget plan, should you have any questions please do not hesitate to inquire.

Thank you for your continued support and cooperation.

Maritza Larramendi, President



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.

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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 \$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.



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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



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**IMPORTANT DATES TO REMEMBER**

**POOL AEROBICS:**  
Tuesdays & Thursdays at 10-11 AM



**DON'T FORGET...  
FALL BACK**

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**. Be sure to set your clocks back one hour at 2 AM on Sunday, November 5, 2023.

Change your clock,



**CHANGE your batteries**




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