

Monthly *Mystic* Newsletter

POINTE
Tower 300

Volume 22 Issue 3

November 2023

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

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

OFFICE PHONE #'S

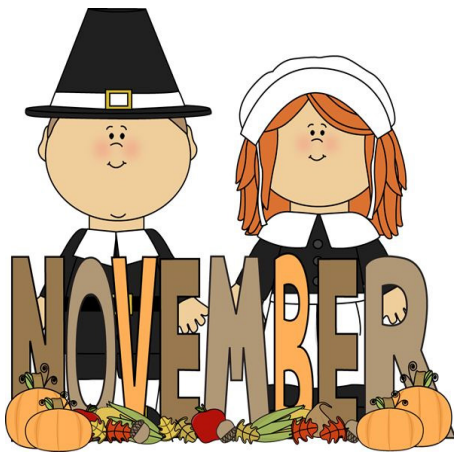
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OFFICE HOURS

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

Mystic Pointe Condo 1

3600 Mystic Pointe Dr.
 Aventura, FL 33180
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MESSAGE FROM THE PRESIDENT

November is here ushering in the season of gratitude, heartwarming reunions and cooler days. As we gather with family and friends to observe Thanksgiving, let us be thankful for all of our military veterans of our armed forces, safe journeys, and an abundant harvest. Americans model the holiday of Thanksgiving on a harvest feast shared between the Wampanoag people and the English colonists known as Pilgrims in 1621.

2024 Budget

In October, the proposed budget for 2024 was mailed to all of our owners. This budget will be considered and approved at the next board meeting to be held on Thursday, December 14th 2023 at 5:00 p.m. in the Garden Room and will be available via Zoom for those who cannot attend in person.

As you review the proposed budget, take note since some line items have increased due to increases imposed upon us by vendors i.e. Breezline, Valet services, and our property insurance to name a few. In case you are not aware, property insurance for many Florida residents has increased 100% and unfortunately we are affected as well.

As the year winds down, we are pleased to say we have completed many improvements and projects in our building, a long list of items, too many

Continued on page 2

welcome
to Tower 300!

Héctor Morales & Beatriz Rodrigues
Luis Correa & Maria A Llinas
Shmuel & Rena Laniado

Message from the President (cont. from page 1)

to note here but would like you to know that despite a grim economy our building is financially strong.

Parking garage safety

We've received several complaints from our residents in reference to our parking garage, and would like to remind you about safety. The speed limit in the parking garage is 5 mph. There are stop signs at the bottom of the ramps because there is oncoming traffic and you are required to stop. The flow of traffic in all garages is one way for a reason. Please do not drive against the flow of traffic, as this is extremely dangerous.

Noted in the Masters news, if you're reported driving against the flow of traffic the Master's Association has the right to suspend your right to self-park in the garage. In addition, trash should not be left outside the small garbage bins in the garage near the entrance of our building. These garbage bins are meant for small trash, not pizza boxes and/or large bags of trash that do not fit in these trash bins. As a community it is each person's responsibility to maintain the cleanliness of our building.

We look forward to seeing you at the December 14th, 2023 budget meeting and looking forward to another successful year for Tower 300. As we close another year, it has been an honor and privilege to serve you as the President of our board. I would like you to know as a board we have been truly dedicated to being financially responsible and transparent in all our duties. On behalf of the board members, thank you for your continued support and cooperation in helping us maintain Tower 300 as the premier building in Mystic Pointe.

Maritza Larramendi, President
Laura DeFina, Treasurer / Editor



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.

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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

TURKEY TALK

Just in time for Thanksgiving, enjoy these fun turkey jokes and riddles.

Q: What do you get when you cross a turkey with a centipede? A: Drumsticks for everyone!!!

Q: Why did the turkey cross the road? A: It was the chicken's day off.

Q: Why did the turkey cross the road? A: Because Thanksgiving was right around the corner.

Q: Where does a turkey go before Thanksgiving? A: To the dressing room.

Q: How can you send a turkey through the post office? A: Bird class mail.

Q: What happened when the turkey got into a fight? A: He got the stuffing knocked out of him.

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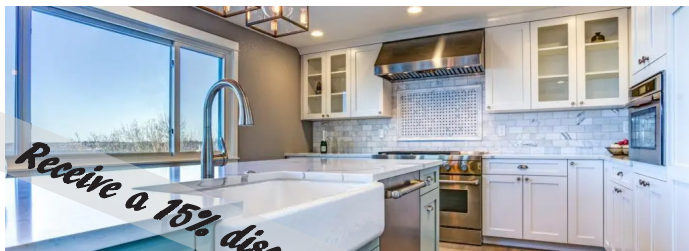
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