

Monthly Newsletter

Volume 22 Issue 4

December 2023

ASSOCIATION OFFICERS

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

Main (305) 933-2636
Fax (305) 931-8719
E-Mailmystict1@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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DECEMBER



LOVE
 PEACE
 JOY

NEW YEAR'S EVE

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MESSAGE FROM THE PRESIDENT

With the holiday season upon us, I am sure many of you are preparing to celebrate festivities with family and friends in addition to saying goodbye to 2023 and welcoming a fresh start in 2024.



At this time, I would like to express my sincerest thanks to all our friends and business associates of Tower 300 who work endlessly in maintaining the smooth operation of our building and ensuring our home is the premier building in Mystic Pointe. Tower 300 would not be financially stable and well maintained without the hard work and dedication of our management team and for that I would like to extend a heartfelt thank you! In addition, I would like to thank my fellow board members of Tower 300, who have worked diligently behind the scenes; thank you for your time, patience and desire to keep Tower 300 operating at its peak. Our board members have worked tirelessly behind the scenes on our budget while ensuring we maintain a financially secure building.

As you are aware, condominiums across the state of Florida are required to be inspected after the tragic loss of lives in Surfside. We are anticipating this recertification process by hiring structural engineers to assist us with this certification process. Currently, we have completed the first phase of inspection, with regards to the electrical segment of our 30-year mandatory condominium inspections. We expect the engineer to complete the next phase of inspection of our structure within the second week of December.

Continued on page 2

welcome
to Tower 300!
Kanstantsin Kuzniatsou & Aksana Kuzniatsova
Miriam Katz & Linda Segal

Message from the President (cont. from page 1)

With the hustle and bustle of the holiday season, please take time out of your busy schedule to join us as we kick off the holidays with a holiday celebration on Thursday December 7, 2023, at 6:15 PM in our lobby. Please join us for the lighting of the Hanukkah candle, as well as the lighting of the Christmas tree, refreshments and appetizers will be served. We also look forward to seeing you on Thursday, December 14th, 2023, at 5:00 p.m. in the Garden Room for our 2024 budget meeting (available via Zoom for those who cannot attend in person) and election results for the Board Members of Tower 300 for the next year.

A special thank you to Lynne Landsberg for decorating our beautiful lobby Christmas tree and John Dispirito for an outstanding job with the hanging of our Christmas lights at our building’s entry. Tower 300 is definitely the best decorated and brightest star in Mystic Pointe.

We would like to wish all the residents of Tower 300 and their families a very safe and happy holiday season. May 2024 bring health, peace and prosperity to all.

Thank you for your continued support and cooperation.

Maritza Larramendi, President
 Laura DeFina, Treasurer / Editor

IMPORTANT DATES TO REMEMBER

POOL AEROBICS:
 Tuesdays & Thursdays
 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
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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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Smoked Salmon Dip

Ingredients

- 1 (8 ounce) package cream cheese, softened
- 6 ounces smoked salmon, chopped
- ¼ cup capers, or to taste
- 2 tablespoons chopped green onion (Optional)
- 1 ½ teaspoons chopped fresh dill
- ¼ cup heavy whipping cream
- 3 dashes Worcestershire sauce
- 3 drops hot pepper sauce
- 1 squeeze fresh lemon juice

Directions

- Process cream cheese in a food processor to soften completely.
- Add smoked salmon, capers, green onion, dill, cream, Worcestershire sauce, hot pepper sauce, and lemon juice. Process the mixture again until creamy and smooth.
- Serve with crackers & vegetables.







PATRICKJAIMEZ PA

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Rafael Szydłowski



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