

# Monthly *Mystic* Newsletter

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

Volume 22 Issue 5

January 2024

## 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 Mystic Pointe Tower 300

As we enter the year of 2024, we would like to take a moment to reflect on the past year and recognize our residents of Tower 300, thank you.

Thank you for your patience and support as we navigate the direction of our homeowner's association and building maintenance.

The past two years have been unprecedented in many respects and have defined the expectations of many. In these tough times we have come together to assess, brainstorm and work towards a mutual decision that benefits each of us who call Tower 300 home.

In the words of the great Vince Lombardi "It's not whether you get knocked down, it's whether you get up." With that being said, we hope 2024 brings us all moments to be proud of personally and professionally.

The Tower 300 board members along with the management team and staff would like to thank our contractors for their service to our building. Our continued collaboration in making Tower 300 a premier place to call home is achieved as a joint effort by maintaining the high standards of living and our goal is to continue this path for the new year.

The first board meeting for the new year is scheduled for Thursday January 18, 2024 at 6:30 PM in the Garden Room, as always we would love to see more faces in person. As usual if you are unable to attend in person, the meeting will be available via Zoom.

Thank you for your continued support and cooperation.

Maritza Larramendi  
Laura A DeFina, Editor

2024  
Happy New Year

# 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



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

tatyanakrivor@yahoo.com | www.miamiresidentialrealtygroup.com



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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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# Happy New Year 2024

Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Mystic Pointe Tower 300. We feel fortunate to have you all as our residents.



PATRICKJAIMEZ PA

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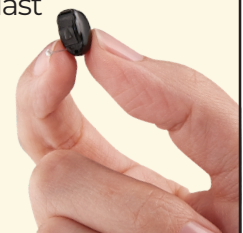
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