

Monthly *Mystic* Newsletter

POINTE
Tower 300

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ASSOCIATION OFFICERS

President.....Maritza Larramendi
Vice PresidentDennis Landsberg
Treasurer Laura DeFina
Secretary.....Stephen Grundstein
DirectorAlan Brown
Director Samuel Lopez
DirectorJoey Saban

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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

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MESSAGE FROM THE PRESIDENT

As we enter the month of February, we can't help but think of happy hearts and love so on that note, Happy Valentine's Day to all. Love is in the air not only in February but all year long in

Tower 300 as we navigate on our continued journey in maintaining our building. Let it be known, your board members and management team strive to maintain the building's safety while being financially responsible. With that being said, we are still awaiting the inspection report that was completed a few weeks ago for Tower 300's recertification process. Once we receive this report, the plan is to share the findings with all of you at one of our future board meetings.

Living in a community means we all have a shared responsibility in maintaining the building's integrity and abiding by the rules set forth. Please familiarize yourselves with the Resident's Guide that has been shared with all unit owners. For those unit owners who rent, it is your responsibility to share the Resident's Guidebook with your renters as the rules are made for all who live here. This guidebook contains the rules and regulations set forth within our homeowner's association including the pool area. Remember when visiting the pool, we do not have a lifeguard and floating devices are NOT allowed as well as ball playing. In addition, parents/guardians please oversee your children while they are swimming, any persons accompanying children to the pool are responsible for their well-being, this includes keeping children off the rocks in the pool area. These simple tips can help prevent pool accidents.

Balconies or terraces have been identified as an area of concern. Your balcony or terrace is not a storage space, which means the only items on your terrace or balcony should be outdoor chairs or tables, there are no towels allowed hanging over the railings, and bikes are not permitted. In addition, the flickering of cigarette butts off your balcony is not only



Continued on page 2

Message from the President (cont. from page 1)

against our rules but also poses a fire hazard for ALL who live here. Some other areas of concern include the receiving area and the common area bathrooms. The receiving area is not to be used to wash any vehicle and common area bathrooms are not to be utilized for dying hair. As mentioned above, please maintain decorum and respect for all in our building.

Lastly, just a gentle reminder concerning the Special Assessment voted upon to cover the increase of property insurance for the 2024 year. Unit owners are responsible for paying this assessment either in one lump payment on February 1st, OR in three installment payments due February 1st, March 1st, and April 1st. Remember payments made after the 15th of the month are considered late and a late fee will be charged.

As Sophocles once said, "One word frees us of all the weight and pain of life: That word is love." With that being said, may love surround each of you every day in our community. Happy Valentine's Day.

Thank you for your continued support and cooperation in maintaining Tower 300 as a premier place to live.

**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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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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