

# Monthly *Mystic* Newsletter

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

Volume 22 Issue 7

March 2024

## ASSOCIATION OFFICERS

**President**.....Maritza Larramendi  
**Vice President** ....Dennis Landsberg  
**Treasurer** ..... Laura DeFina  
**Secretary**.....Stephen Grundstein  
**Director**.....Joseph Campisi  
**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

Ready to spring forward? As we enter the month of March, we prepare for the start of spring and Easter celebrations. The practice of daylight savings or advancing clocks was initiated to make better use of the longer daylight available which means we can accomplish more here at Mystic Pointe Tower 300.



As we all are aware, security is of utmost importance in all aspects of living. With that being said, it has come to our attention that there were complaints submitted to our management office related to vandalism of personal property within our building. This will NOT BE tolerated. We have taken pride in establishing Tower 300 as the premier building of Mystic Pointe. To see any type of vandalism or destruction to our property will result in notification of the police department for further action.

Another security issue involves the automatic doors leading to our garage. We have received many complaints regarding the automatic doors not working and frozen in the open position causing a number of issues, which include but not limited to the ability for anyone to walk into our building, fumes from the cars in the garage infesting our hallways and increased electrical bills since the air conditioning unit needs to keep running to maintain the cool temperature in the hallways. It is very simple how to rectify this problem however it takes ALL residents to be cognizant on how to prevent this. Please do NOT pull open the doors without the use of a fob, do NOT hold these doors open for extended periods of time and do NOT stand in front of the door to hold it open. The electric doors are super sensitive and performing any of these tasks will damage the mechanism of the door. If you're in need of having the door opened for a considerable length of time to enter our building then it is suggested you use the lobby entrance and valet service.. In addition, if you need a fob please stop by the office.

As of April, our building will be utilizing the services of a new waste removal company, Waste Management Inc. of Florida. They will supply us with new equipment, to include an up-to-date recycling program and procedure. This company was chosen as the best option for our building however they are particular when it comes to the disposal of certain items. For example, please do not discard any plastics in the cardboard disposal unit or we will be fined. Therefore please take a moment to familiarize yourself with the new rules in recycling which can be found posted in our receiving area on the first floor. We are required to separate the recycling, cardboard from plastic, if plastic is

*Continued on page 2*

**Message from the President**

*(cont. from page 1)*

found mixed in with the cardboard then we will be fined so please be aware and conscious of separating to avoid penalties.

Lastly, we would like to remind our residents of the Special Assessment in effect that was voted upon to cover the cost associated with the increase of our property insurance for 2024. Unit owners are responsible for paying this assessment in either of two ways; in one lump payment by February 1<sup>st</sup> OR three installments paid February 1<sup>st</sup>, March 1<sup>st</sup>, and April 1<sup>st</sup>. Remember payments made after the 15<sup>th</sup> of the month are considered late and will be charged a late fee.. All payments are required to be collected no later than May 15<sup>th</sup> 2024.

Thank you for your continued support and cooperation.

On behalf of the Mystic Pointe Tower 300 Board Members, management team, employees and residents, we would like to welcome Omar (last name ) to our staff. Omar will be shadowing Robert for the next few weeks to ensure he is informed on all of the ins and outs of our building. **Welcome aboard Omar!**

Maritza Larramendi, President  
Laura DeFina, Treasure, Editor



**to Tower 300!**

**707-Diego Rodruguez  
1008 Yuping Zou  
1401 Stefan Mirea**

**CALENDAR OF EVENTS**

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



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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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## 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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