

Monthly *Mystic* Newsletter

P O I N T E
Tower 300

Volume 22 Issue 9

May 2024

ASSOCIATION OFFICERS

President.....Maritza Larramendi
Vice PresidentDennis Landsberg
Treasurer Laura DeFina
Secretary.....Stephen Grundstein
Director..... Joseph Campisi
Director Samuel Lopez
DirectorJoey 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

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MESSAGE FROM THE PRESIDENT

As we begin the month of May and unofficially start the summer season, we have many reasons to be grateful. One in particular is the celebration of Mother's Day, therefore we would like to wish all our residents a very Happy Mother's Day. Also in honor of Memorial Day, we thank all those veterans and their families, who have made the ultimate sacrifice for our country and honor and respect their courageous lives. Thank you.

For those of you who were unable to attend the board meeting held on April 25th, discussions related to the State of Florida Mandated Recertification Process continued. With Robert Kulic, our engineer notifying all, Tower 300 has passed all the requirements imposed upon buildings of our stature with regards to the structural and electrical safety integrity within our building. This is a huge achievement for all of us and another reason why we need to acknowledge the hard work of the management team and all our employees. Their hard work and diligence in the upkeep of our building is why we passed with flying colors.

In addition to the structural report, one of our property Insurance agents presented the future direction of property insurance for condominiums in Florida and unfortunately the news is not good. With regards to property insurance coverage statewide, there will be an increase of property insurance across the State of Florida. This increase will be for all persons living in the State of Florida, not just us. Therefore, in order to offset the increasing property insurance, Tower 300 may need to increase our maintenance fees and/or impose an assessment. A decision has not been made of either of these financial necessities just yet since we will not receive the final cost of property insurance for a few more weeks but wanted to inform our residents of the impending increases.

Regarding news from the Masters Association, Steve Grundstein, our Secretary for Tower 300 and who currently serves on the Masters Board as well, provided a report on the first phase of a special assessment that will affect every resident of Mystic Pointe, including Tower 600(off the island who will be responsible for a quarter of the final assessment). This assessment will cover projects and repairs consisting of the following: parking garage repairs for all buildings, the Seawall Comprehensive

Continued on page 2



to Tower 300!
Alejandra Diaz & Luis Alaya

Message from the President (cont. from page 1)

Investigation (costing \$575K), the modernization of the front gate & fountain at the entrance of Mystic Pointe, and additional repairs to the parking garage of Tower 400. At this time, it is uncertain as to the final cost for the entire project but may range from \$5,000- \$7,000. Once again we wanted our residents to be aware of the impending assessment from the Master's Association to cover these projects and to attend the next Master's Board meeting to learn more about this. Keep in mind, every resident of Mystic Pointe will be assessed to include the townhouses, marina occupants and all business pods on the island. The first phase of this project will take an estimated 80 weeks. If you would like to hear more about these projects we strongly suggest you attend the next Master's Association Board Meeting held later in this month. Again, we encourage all owners to attend this meeting, please know Carol Valoy, our manager will send an e-blast to each resident notifying us of the date and time for this Master's Board meeting.

Lastly, we discussed the **Structural Integrity Reserve Study (SIRS)** which is a new regulation imposed upon all condominiums in the State of Florida. This study was created by Florida lawmakers after the horrific collapse of the Champlain Towers in Surfside. In the aftermath of this tragedy, it was learned that the association had substantially underfunded their reserves. These inadequate reserve funds likely contributed to insufficient structural repairs and over time the building's decay may have caused critical structure integrity issues. With that being said, we hired a reserve study company, Dreux Issac, to draft a report for Tower 300. The company advised us of the current Florida statutory SIRS requirements. For specifics and a breakdown of reserves please visit our management office.

Once again just a gentle reminder regarding the disposal of garbage and pets. Please break down all cardboard boxes and dispose of them in the appropriate container. PLEASE do NOT place any plastics in the cardboard container, this is ONLY for cardboard boxes. As for pets, all pets must be carried or in a stroller while in common areas which include the hallways, library, garages, lobby and elevators unless the pet is registered as a service animal. All pets including service and ESA animals MUST be on a leash at all times when outside of the unit.

We understand that the board meetings could sometimes be lengthy, and we appreciate your patience since we try our best to get to the specifics so our owners can be well informed of the operations in our building. Let's continue to work together to enhance the quality of living for everyone in our condominium complex.

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Thank you for your continued support and cooperation.

Maritza Larramendi, President
Laura A DeFina, Treasure, Editor

POOL AEROBICS:
 Tuesdays & Thursdays
 10-11 AM



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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- 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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