

Monthly *Mystic* Newsletter

POINTE
Tower 300

Volume 22 Issue 10

June 2024

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

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Admin. AssistantLiliana Medina
Maint. EngineerRobert Kulic

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OFFICE HOURS

Monday - Friday.....9 AM - 5 PM
Closed from 1pm - 2pm

Mystic Pointe Condo 1

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 Aventura, FL 33180

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MESSAGE FROM THE PRESIDENT

June 1st is the start of hurricane season, for those who are new to South Florida please familiarize yourself with preparations for the season by reviewing the booklet “Are You Ready” which provides detailed emergency information and evacuation assistance in English and Spanish. Residents should have received this booklet by now via mail from Miami-Dade County, in addition please take into consideration the following items. If you are planning to leave Tower 300 for the summer months then ensure you clear your balconies of plants, furnishings and any other items. If you plan on evacuating during storms, then please make sure you leave your emergency contact information with our management office. If you require assistance in closing your hurricane shutters, then contact our management office for assistance. For those residents who require evacuation assistance then you should register for the emergency and evacuation assistant program (EEAP) before hurricane season. Pre-registered residents in the EEAP will receive priority transportation assistance. Please visit the EEAP page found at miamidade.gov/hurricane. Be prepared, now is the time to review your emergency plans, put together your disaster supply kit and plan for your pets. There is a disaster kit checklist you can use in the Miami-Dade County hurricane guide.

With Father’s Day coming up on June the 16th, we would like to wish all our fathers a very happy and blessed day.

Now to the Mystic Pointe community updates related to the business part of condominium living. In case you were not present for the recent Master’s Association meeting on May 29th, we want to let you know the Master’s Association Special Assessment passed in the amount of \$8,158,600.00.

Continued on page 2



to Tower 300!

Samuel Follman & Susan Medina

Marlene Gore

Alexander Tapp & Maria Zulueta

Message from the President (cont. from page 1)

These funds will be allocated towards the concrete restoration repairs to all parking garages, investigation of our island’s seawall condition, installation of video cameras in the parking garages and the restoration and beautification project for the front gates/houses of Mystic. The Master’s Association will be sending all residents of Mystic Pointe a payment booklet along with additional information. The proposed assessment will cost each resident \$4,092.09 with the first payment due on July 1st, 2024. There will be a pause for 60 days, then payments will reconvene October 1st, 2024, through May 1st, 2025, for a total of 8 payments at \$375/month. The second payment option is to pay for the special assessment in full upfront. Payment options include checks, cash or you may use a credit card with additional 3% service fees.

We encourage all residents of Tower 300 to participate in all board meetings and stay informed by reading our newsletters and our management’s office blast emails. This is a good way to stay informed prior to any changes and assessments that may come our way. Since our building was built 34 years ago, things are bound to need repairs requiring more maintenance to be performed. With that being said, the board may be confronted with tough decisions this coming year with reference to the management of maintenance fees and our proposed budget for 2025. One of our main goals


as a board is to remain a transparent board, out of courtesy, we want to prepare all owners.

Our board was asked in our last meeting if we were all in favor of amending and/or implementing a few new condo rules. These rules were reviewed, revised and discussed between the grievance committee and a few of our board members. It was agreed, after further changes in the wording and input from all members in attendance, to send these updated rules to our attorneys for further clarification and to make sure that all laws are within the Florida guidelines for condo living. Once these updated condo rules have been reviewed and returned from our attorney, then all owners will receive a mailing containing the new proposed condo rules. Once you receive the revised condo rules, we ask each condo homeowner to vote on the revised “Condo Rules”. We ask that you keep an open mind and respect and familiarize yourselves with rules set forth to maintain the high quality and safe environment for our families in Tower 300.

As we approach the first day of summer on June 21st, children will be out of school, vacations will be planned, and we hope you all enjoy the lazy days of summer.

Maritza Larramendi, President
Laura DeFina, Treasurer/Editor

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 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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