

# Monthly *Mystic* Newsletter

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

Volume 22 Issue 12

August 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.  
 buildinglink.com**



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## MESSAGE FROM THE PRESIDENT

The lazy days of summer are upon us as we enter the month of August with children getting ready as they are headed back to school. Here in Tower 300, we continue business as usual in preparation for the upcoming year regarding our future financially and structurally.

Our management team is working diligently on Tower 300's budget for 2025. Unfortunately with inflation and the increasing costs of our property insurance, vendors and services, it may be necessary to increase maintenance fees and execute special assessments to cover these rising costs. No one living in a condominium in Florida is excluded from these increases. With that being said, we implore all unit owners to attend our next Board Meeting on August 15th in the Garden Room to discuss these concerns. Carol will be emailing all residents reminders of the meeting along with a Zoom meeting link if you can not join in person. In addition, we will also discuss the Florida laws regarding the structural stability of buildings and the financial plans necessary to support the Structural Integrity Reserve Study (SIRS). As mentioned in our previous newsletter, this Reserve study which starts in 2026 requires by law, all Condominiums to have a certain amount of money allocated for condominium buildings in a separate account. This will all be explained at the next meeting for better understanding.

Lastly, we are still in the midst of hurricane season. Carol Valoy reminds us if you're planning on traveling then please prepare your condo regarding hurricane safety. This includes, but is not limited to, closing hurricane shutters if available, making sure your windows and sliding doors are closed, and placing towels on the floor in front of the sliders to absorb water that may seep into your apartment. Lastly, please remove all items from your balcony including furniture, plants or any item that may fly off with heavy winds. You can find this information as well as additional hurricane safety plans in our library section of the building's website.

Special thanks to one of our residents, Charles Mehlman, who is assisting the Masters Team in investigating the best way to eliminate the flooding issues we currently experience with heavy rainfall on our island, especially in the front of our Tower 300. Mr Mehlman is ascertaining different ways we can create better drainage in these areas of flooding.

Once again thank you for your continued cooperation and support.

Maritza Larramendi, President | Laura A DeFina, Treasurer / Editor

## 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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**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



**GOT PROPERTY DAMAGE?**  
**GET HELP NOW!**

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Condo/HOA Services | Residential or Commercial Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead • Property Signage • Stickers/Decals • Window Lettering • Binding

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**Contact Marc** *(the newsletter guy)*  
cgpimarc@earthlink.net | 786-223-9417

## 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



### POOL AEROBICS:

Tuesdays & Thursdays  
10-11 AM





PATRICKJAIMEZ PA

**Mobile (786)-277-7355**  
[patrickjaimez@gmail.com](mailto:patrickjaimez@gmail.com)



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### FEATURED PROPERTIES

 <p>10261 E Bay Harbor Dr #301                  (Boat slip inc.) 2 B/ 2.5BA,                  1960 sqft \$2,850,000</p>	<p>9341 E. Bay Harbor Dr #PH 7-D                  2B/2.5BA, 1510 sqft                  \$670,000</p>
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### THINKING OF BUYING OR SELLING?

TRUST THE ADVICE OF A PROFESSIONAL.

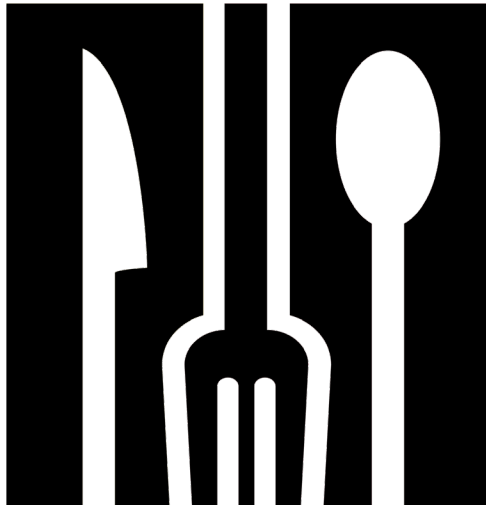
When it comes to **Buying or Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do.

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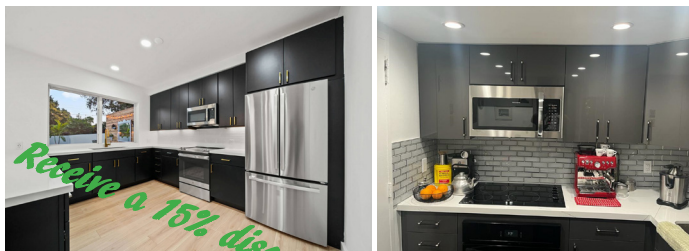
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