

# Monthly *Mystic* Newsletter

**POINTE**  
Tower 300

Volume 22 Issue 11

July 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

As we start the month of July, let us not forget the birth of our nation and hope all our residents had a safe and happy Fourth of July. July is also the second month of the hurricane season in South Florida. With that being said, I would like to remind our residents of the potential flooded areas when rising water levels occur after a heavy and continuous rainfall. As you may have noticed the ground becomes saturated creating dangerous flooded areas in Aventura and around our community, this is especially true in the front of our building. Please be careful when navigating our area during heavy rainfall and please try to avoid driving in front of our Tower during these downpours. Unfortunately, vehicles driving through this area create a wake causing elevated water to flow into our lobby, valet, and management offices. We are presently working with the Masters Association in investigating the best way to prevent flooding and promote drainage in this area. As mentioned, we are still amid hurricane season therefore please keep abreast of inclement weather, familiarize yourselves with the South Florida Emergency Hurricane information booklet as well as the building emergency system to remain safe.



With the second half of 2024 starting, Tower 300 is preparing for our future financially and structurally. Our management team is working diligently on the 2025 budget as well as preparing for future projects within our building to ensure we are in compliance with the new Florida state laws governing condominiums in Florida. One item newly added pertains to

*Continued on page 2*



**to Tower 300!**

Sebastian Ortega  
 Michael Kaplan  
 Robert Vanaria

**Message from the President** (cont. from page 1)

condominiums requiring adding monies from their budget annually to the Structural Integrity Reserve Study (SIRS). This reserve study which starts in 2026, requires condominiums to have a certain amount of money allocated for their building in this specific account. To get ahead of these required funds, we have started to allocate money to this study, at this time, as to not burden our unit owners financially.

A few housekeeping items need to be addressed as community living imposes a different standard of obligation upon its residents; the best interest and welfare of our community require that each resident abide by these guidelines. Please do not throw anything from the balconies, this includes but is not limited to the shaking of rugs, mops, cigarettes, and

vacuum cleaner trash. Please familiarize yourselves with the condominium rules and ensure your guests and visitors are informed as well.

One last note which requires mentioning, should you need any type of maintenance or assistance in your apartment, then you must notify the management office first. Please refrain from asking any of our employees directly to perform any type of work in your apartment. Staff are not permitted to assist until the management office confirms requests.

Keep cool during these hot long summer days and thank you for your continued co-operation.

Maritza Larramendi, President  
Laura A DeFina, Treasurer / Editor

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

**Mobile (786)-277-7355**  
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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



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Rami Bouas, License # 9173224



## 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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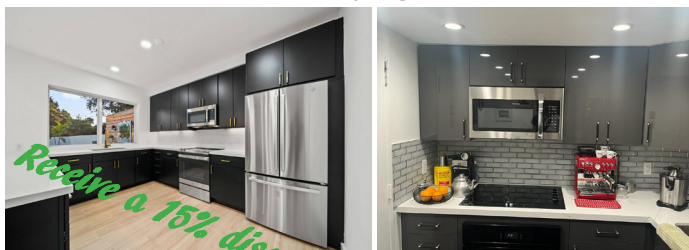
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