

Monthly *Mystic* Newsletter

P O I N T E
Tower 300

Volume 23 Issue 1

September 2024

ASSOCIATION OFFICERS

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

OFFICE STAFF

Property Manager..... Carol Valoy
Admin. AssistantLiliana Medina
Maint. EngineerRobert Kulic

OFFICE PHONE #'S

Main (305) 933-2636
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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
**mysticpointeresidents.
 buildinglink.com**



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MESSAGE FROM THE PRESIDENT

As we enter the height of hurricane season, please pay attention to inclement weather and plan accordingly to ensure your safety. As hurricane season requires planning, so does the financial status of our building, not only for a few months, but all year long. Our Board Members have been tackling numerous projects and this year has been no different, however many of these projects have been sidelined due to COVID shutdowns, the rising cost of living and due to the statues placed upon condominium living in Florida due to the tragic events at Champlain Towers. As a Board, we attempt to maintain transparency on all matters including transparency at our meetings and in our newsletters.

With that being said, we have had to place our hallway renovations on the back burner temporarily in order to complete the following necessary repairs: our elevator refurbishment requiring a partial assessment, the pool resurfacing repair(\$27,000), repair of the roof on the Bayview building and our building (\$98,000), the 40-year recertification report (\$8,000), concrete restoration on roof Spalding and mechanical room, painting of balcony frames (\$28,000), electrical work on Roof in Mechanical Room (\$16,000), and lastly the funding of the NEW SIRS(structural integrity reserves study); due to the New SIRS our funding for the non- SIRS or “Regular Reserves” have decreased to \$1.3mil. Carol Valoy has posted on our Website a News article that appeared in the Miami Herald on Sunday August 18, 2024. This article explained why your board of directors is trying to get ahead of the proposed maintenance increase going forward, confusion over the new State Laws and how we plan to move forward with these changes. Also, reviewing our future Financial Property Insurance (which will impose the need for a special assessment). This article also implies that the State will not address the property insurance issue until March of 2025, well after we need to pass our 2025 budget.

Continued on page 2



Message from the President (cont. from page 1)

At our last board meeting we had an agenda to bring forth the notice of a special meeting which will take place in our Garden Room on Thursday, September 19th, 2024, at 6:30 p.m. This meeting will be held for the purpose of considering revised amendments to the Association’s declaration, bylaws, and rules and for any other lawful purpose. By the time you receive this newsletter, owners should have received, via mail, the revised amendments package. Please review and return with your vote

in a timely fashion so we can move forward with a much-needed update to our documents.

With regards to Board meetings, there is one item I would like to address and that is the Good and Welfare portion of the meeting. Please keep all questions and concerns until the meeting is adjourned and the Good and Welfare agenda starts. It is at this time your questions and concerns will be addressed. Please be cognizant of your time and allow others the chance to speak as well.

In conclusion, sometimes despite our preference and willingness, circumstances will shift in unpredictable and even undesirable ways. As a board, the more we try to exert control, the more we have to let go and let these changes take place for the best of all our owners, as our fiduciary duty.

Once again thank you for your continued support and cooperation.

Maritza Larramendi, President
Laura DeFina, Treasurer / Editor

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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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	1960 sqft \$2,850,000	\$670,000

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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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