

Monthly *Mystic* Newsletter

POINTE
Tower 300

Volume 23 Issue 2

October 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 begin the month of October, let's keep all those affected by Hurricane Helene in our thoughts and prayers. Not only Floridians, but many others in various states have been ravaged by this storm and our hearts go out to all as they repair their lives and their communities. These events open our eyes as to the massive destruction a hurricane can cause which is why we need to pay attention to our notifications and weather warnings during hurricane season.

You can rest easy and know your home here in Tower 300 is structurally safe and sound! We have great news regarding our building. Since the collapse of Champlain Towers in Surfside, the State of Florida has created new laws to prevent another catastrophe as in Surfside. These new laws require all apartment buildings/condos over a certain age must pass safety criteria pertaining to the structural integrity of these buildings. Since April we've been waiting for the City of Aventura to send us the **Certificate for Notice of Compliance with Building Recertification** and it finally arrived on Tuesday, September 24th. Yes, our building has passed this very important milestone. Carol Valoy, our office manager, sent out this notice via email to all residents. Please feel free to contact our management office if you have any questions.

Now that we have determined our building is structurally sound, we need to look ahead to the many pending projects that remain to be addressed which include replacing the roof, renovations to the hallways, and painting the exterior of the building. Not necessarily in this order! We will keep you apprised of these developments as they arise.

With that being said, I am concerned about not only this year's 11% increase on our maintenance fees, but with the probability of increases to our Property's Insurance, which may require a special assessment. Keep in mind, with the destruction of property incurred from Hurricane Helene, we can expect an increase in our insurance premium.

As for the Masters Association, they will be holding their annual budget meeting on Wednesday, October 30th at 6:00 PM in the Tower 100/200

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Message from the President

(cont. from page 1)

Pool Rec Room, 2nd Floor. Some of our board members and myself will be attending this meeting and we encourage all of you to attend as well. At this meeting I will be addressing the flooding issues we are experiencing in the front of our Tower and hopefully obtain the Board's feedback at the Good and Welfare portion of the meeting.

To recap regarding our last board meeting, it was held for the purpose of considering minor alterations to amendments of the association's declaration, bylaws and rules. Unfortunately, we fell short on the number of votes needed to pass these slightly revised laws. Because of our lack of obtaining a quorum and nearing the end of the year, we plan on postponing this vote until next year.

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



POOL AEROBICS:
Tuesdays & Thursdays
10-11 AM





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FEATURED PROPERTIES

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Don't Forget...Spring forward...FALL BACK...

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the **First Sunday of November**.

Be sure to set your clocks back one hour at 2 AM on Sunday, November 3, 2024.

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.



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We offer free consultations to guide you through the process, from gathering documents to coordinating with care facilities and financial professionals.

OUR GOAL is to reduce the stress of moving or downsizing to communities like: Vi at Aventura, The Plaza, Belmont Village and more, allowing you to focus on your well-being and quality of life.

RECOMMENDED SERVICE

To further assist with your transition, we can recommend trusted providers for:

- Junk Removal:** Assistance with decluttering and clearing out items before a move or sale.
- Property Repairs & Improvements:** Experts in home repairs and upgrades to increase your property's value.
- Estate Sale:** Professionals to manage the sale or donation of personal belongings with care and efficiency.
- Moving Services:** Reliable moving companies to ensure a smooth and organized relocation.
- Home Selling Services:** Our team provides expert guidance through every step of selling your home.
- Elder Care Attorneys:** Legal professionals specializing in elder care needs.
- Estate Planning Attorneys:** Specialists who assist with estate management and planning.
- Financial Planners:** Advisors focused on long-term care insurance and financial planning for seniors.

Please note, while we recommend these services based on positive experiences from past clients, you always have the option to select the service providers that best fit your needs and preferences.

 <p>Shlomit Meshulam Realtor®</p> <p> Aventura, FL</p> <p> 954.380.2922</p> <p> 3802922@gmail.com</p> 		<p>Meira Sasson Realtor®</p> <p> Aventura, FL</p> <p> 954.871.4027</p> <p> meira.avganim@gmail.com</p>  
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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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