

Monthly *Mystic* Newsletter

P O I N T E
Tower 300

Volume 23 Issue 4

December 2024

ASSOCIATION OFFICERS

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

OFFICE STAFF

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

OFFICE PHONE #'S

Main (305) 933-2636
Fax (305) 931-8719
E-Mailmystict1@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.
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DECEMBER



LOVE
 PEACE
 JOY

NEW YEAR'S EVE

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MESSAGE FROM THE PRESIDENT

Welcome to our final newsletter for 2024! As the holiday approaches, we look forward to celebrating Christmas, Hanukkah, Kwanza and welcoming in the New Year, 2025 on a high note. Our diverse and multicultural neighbors, families and friends have much to celebrate, and we are blessed to live in this community with each of you. As we look back at this past year, the Board and myself have completed many projects to be proud of, especially the Structural Integrity Report which we passed with flying colors. Knowing your home is structurally sound is the best gift we ALL received this year!

Our next Board Meeting will be held on Thursday, December 19th, at 5:00 PM in the Garden Room and it is extremely important that you plan to attend. To ensure that the meeting can take place, we need the presence of at least 33 and 1/3% of unit owners, either in person or by proxy, to establish a quorum for conducting business. Please note that while proxies are not permitted for voting on directors, they can be utilized to establish a quorum and for voting on other matters. To facilitate this, we have enclosed a proxy form in the voting package that was mailed to you in November. Your participation is vital for the success of our community. We look forward to seeing you there!

By now all residents should have received the letter from the management office regarding the increase in maintenance for 2025 and the special assessment. The board of Directors is committed to maintaining the safety, functionality, and aesthetic appeal of our community. To continue fulfilling these commitments and addressing the financial demands of our association and the Florida State requirements, the Board has carefully reviewed our budget for the upcoming year and determined that an adjustment to the monthly maintenance is necessary along with a special assessment to cover our building's property insurance. We assure you that the decision to increase our maintenance was not made lightly. The Board has worked

Continued on page 2

President (cont. from page 1)

diligently to ensure this adjustment and assessment is minimal, while prioritizing the financial health and long-term stability of our community. If you have not received your letter, please notify the management of-
fice.

We want to take a moment to express our heartfelt gratitude to our wonderful staff who work diligently to keep our home beautiful and, most importantly, safe. Your efforts do not go unnoticed! Happy holidays to all! Your dedication makes our community a wonderful place to live.


A special thank you to Lynn and John for your fantastic holiday decorations — as always, you bring the very best to our Island community and Tower 300 is most certainly the best decorated building in Aventura!

Thank you all for your continued support and cooperation in making Tower 300 successful and may 2025 bring us all good health and prosperity!


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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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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