

Monthly *Mystic* Newsletter

POINTE
Tower 300

Volume 23 Issue 3

November 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

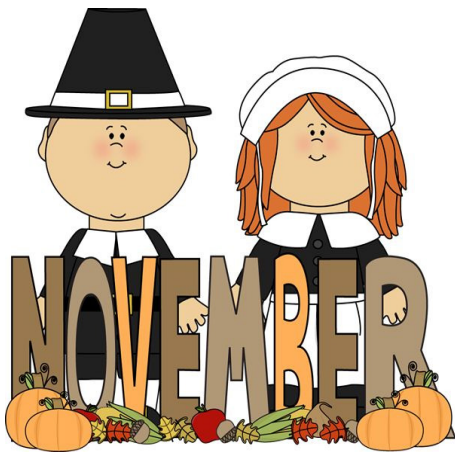
Main (305) 933-2636
Fax (305) 931-8719
E-Mail mystict1@mystict300.com

OFFICE HOURS

Monday - Friday 9 AM - 5 PM
Closed from 1pm - 2pm

Mystic Pointe Condo 1

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 Aventura, FL 33180
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 buildinglink.com



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MESSAGE FROM THE PRESIDENT

As we enter November, we enter the time of year which reminds us to be thankful for all the blessings in our lives. Thanksgiving, celebrated on the fourth Thursday in November, is a special time of year not only to give thanks, but is also a time for families to feast together and watch football, Go Canes. Happy Thanksgiving to all!

On Wednesday, October 30th, the Master Association held its annual budget meeting. At this meeting the board of directors passed the budget for 2025. The budget includes an increase in the quarterly maintenance fee from \$447 per quarter to \$494 per quarter. The board stated the additional funds are required since they have to fully fund the reserves for the Master Association. The additional increase in the maintenance is also due to insurance increases and the Master's contractual obligations to increase security, landscaping staff salaries and landscaping projects. All residents will be receiving a notice in the mail from the Master Association regarding these increases.

As mentioned in our previous newsletter, the subject of flood issues and repairs in front of Tower 300 remains a concern that we are working on with the Master Association. The flooding issue was also discussed at the Master Association board meeting with Fern, as well as the Master Association board of directors, agreeing that there needs to be further evaluation of this area and why it is flooding. At the meeting no other information was provided as to the process therefore, our treasurer, Laura DeFina sent a follow-up email to Fern and Master board members. A rapid response by Fern informed us that we were not notified of their decision as they were involved with other matters related to the budget but they have decided this is an emergency situation and will be addressing the flood issue immediately. The Master Association will need to further investigate the current conditions in front of Tower 300 before any work is started and will keep us apprised of their findings. Once the Master Association has more information as to why the area floods, they will notify Tower 300 residents with essential information. We would like to give a big thank you to Charles Melhman, one of our residents in Tower 300 who has spent endless hours investigating this area of flooding. With Mr Mehlman's knowledge in engineering and the examination of the underlying drainage systems, we were able to provide the Master Association with an in-depth look into the failings of the current drainage system in front of our building. Without Mr Mehlman's report I believe the Master Association would not have agreed to this work. Thank you Mr

Continued on page 2

President (cont. from page 1)

Mehlman for all your hard work and thorough report. In addition, Fern has agreed to speak to the company Mr. Melhman recommended and will let us know how they plan to move forward.

Word of advice for all residents driving in and out of our community, please proceed with caution around the construction site of The Belmont, on the corner of Country Club Drive and Yacht Club Way. The construction crew are constantly changing the direction of traffic which is very frustrating for drivers, so please approach with caution. We are astounded at the influx of traffic this building will bring in the future, however it is already causing those of us who travel daily to work, school or anywhere else headaches. Should you have any concerns or complaints the City Manager of Aventura can be reached at 305-466-8900 option 3.

One last item worth noting, please dispose of your garbage properly. We are finding garbage on the floor near the garbage bins and randomly thrown on the floor in the garages, this is disgusting. If the garbage is too full, then please do not leave it on the floor. Let's keep our areas clean and free from liter.

We look forward to seeing you at our next board meeting on Thursday November 21st at 6:30 in the Garden Room. At this meeting we will discuss the proposed budget and plan for the special assessment.

Once again thank you for your continued support and cooperation and may all have a bountiful and pleasant Thanksgiving.

Maritza Larramendi, President
Laura A DeFina, Treasurer/ Editor

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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One year after World War I drew to a close, President Woodrow Wilson declared November 11, 1919 as Armistice Day--a national holiday to celebrate victory in "the war to end all wars." Yet the dream of world of peace was soon shattered as first World War II, then the Korean Conflict called America's troops back to the battlefield. In 1954, Armistice Day was re-named as Veterans Day, a fitting tribute to all the men and women who have defended the cause of freedom around the world.



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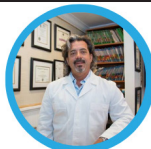


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Contact Marc (the newsletter guy)

cgpimarc@earthlink.net | 786-223-9417

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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