

# Monthly *Mystic* Newsletter

POINTE  
Tower 300

Volume 23 Issue 6

February 2025

## ASSOCIATION OFFICERS

**President**.....Joey Saban  
**Vice President** ....Dennis Landsberg  
**Treasurer** ..... Laura Defina  
**Secretary**..... Joseph Campisi  
**Director** .....Maritza Larramendi  
**Director** .....Ita Lev  
**Director** .....Charles Mehlman

## 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**



Published monthly at no cost for  
Mystic Pointe Tower 300 by  
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## MESSAGE FROM THE BOARD PRESIDENT

Dear residents,

As we embark on a new year at Tower 300, the Board of Directors looks forward to making progress on the many important issues on our agenda. As the year progresses, I plan on using this platform to keep you updated on important projects and discussions that the board will be working on.

First and foremost, as many of you may have realized, we have removed the ropes and barrier in front of the concierge in the lobby in order to improve the visual appeal when entering our building. We ask that all residents be cognizant of keeping a safe distance and refraining from reaching over the desk so that our front desk personnel can adequately do their jobs safely and professionally.

Next, the board has authorized our re-roofing project which will see Tower 300 have a completely new roof. The timing of this project is strategic in that it is scheduled to be completed by the time our insurance will be renewed in May/June 2025. This will place us in a better negotiating position for a more competitive insurance premium. In addition, I am proud to announce that this project is coming in significantly under budget thanks to the hard work of our incredible team at Tower 300, specifically, our engineer Robert Kulic. Although the roof has always been a project for which we expected we would need to assess, I am proud to announce that the Board may now be able to consider completing the project with no special assessment.

I would like to emphasize how important it is for our community to be present at our monthly board meetings. The best opportunity to discuss important matters directly with the board is at the meetings and I believe it is crucial for the board to hear directly from the residents. We invite our unit owners to join us at our next board meeting on February 20, 2025. A notice with the meeting details will be sent and posted as we get closer to that date.

I'd like to wish everyone a successful and healthy month of February and look forward to seeing you around the building.

Best as always,  
Joey Saban, President

## STRAWBERRY CHEESECAKE BITES

### Ingredients

- 2 tablespoons graham cracker crumbs
- 1 (8 ounce) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 teaspoons vanilla extract
- 12 large fresh strawberries
- 2 (1 ounce) squares semisweet chocolate (Optional)
- 1 teaspoon canola oil (Optional)

### Directions

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. With a sharp paring knife, cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe about 1 tablespoon of the cream cheese filling into each strawberry, making sure the filling overflows a bit out of the top of the strawberry. Hold each strawberry upside down to dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until warm and smooth, 1 to 3 minutes. Dip strawberry tips into melted chocolate, then place onto the prepared baking sheet and refrigerate until set.



## GET INVOLVED



### Join our ReadingPals community, and give the gift of literacy!

Uplift Literacy is recruiting dedicated volunteers who want to make a meaningful difference in your area!



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[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)  
[www.dentistsurfside.com](http://www.dentistsurfside.com)

## Don't Forget...Spring Forward

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 ahead one hour at 2 a.m. on Sunday, March 9<sup>th</sup>.**

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.



February 17th is Random Acts of Kindness Day. And, you know what to do...perform a few random acts of kindness. Almost any kind deed will do. And, we highly recommend you perform kind acts on as many people as you can.

This is a favorite day of many people and groups. People like the idea of showing a little kindness to others. It's a fun and good thing to do. And, they like being on the receiving end of this day as well. It makes both the giver and the receiver feel good.

Schools have used this day as an educational event, and to promote the value of kindness. Organizations have used this day to promote their cause, and for fundraisers.

Caution: What comes around, goes around. Random Acts of Kindness is highly contagious.

### POOL AEROBICS:

Tuesdays &  
Thursdays  
10-11 AM



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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.

- 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

- 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.

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**WATER DAMAGE TO KITCHEN OR FLOORS?**

**LEAKS FROM UNITS ABOVE?**

**AIR CONDITIONER LEAK?**

**SHOWER PAN LEAK?**



**GOT PROPERTY DAMAGE?  
GET HELP NOW!**

**Condo Resident Perks!**

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1. Edge AI RIC R only. Other styles will vary.  
2. up to 1 m, not intended for swimming. Rechargeable styles only.  
3. Cannot be used on prior purchases or combined with prior discounts.

## 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.

### KITCHEN & BATHROOM REMODELING

SATISFACTION AND QUALITY GUARANTEED

## NO JOB TOO SMALL

### REMODELING & INSTALLATIONS

Kitchens | Bathrooms | Interiors  
 Cabinets | Vanities (New & Resurfaced)  
 Baseboards & Crown Molding | Mirrors  
 Quartz, Marble & Granite Countertops  
 Popcorn Ceiling Removal | Interior Doors & Frames  
 Impact Windows & Doors  
 Ceramic Tile & Marble Installed  
 Plumbing & Electrical Service

### PAINTING

House, Condo, Apt. | Interiors & Exteriors  
 Roof Painting | Pressure Cleaning

### MINOR REPAIRS

Exterior Wood | Facia & Soffit  
 Stucco | Drywall & Framing

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