

Monthly *Mystic* Newsletter

POINTE
Tower 300

Volume 23 Issue 7

March 2025

ASSOCIATION OFFICERS

President.....Joey Saban
Vice PresidentDennis Landsberg
Treasurer Laura Defina
Secretary..... Joseph Campisi
DirectorMaritza Larramendi
DirectorIta Lev
DirectorCharles Mehlman

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.
buildinglink.com



Published monthly at no cost for
Mystic Pointe Tower 300 by
Coastal Group Publications, Inc.
Contact CGP at (305) 981-3503
or www.cgpnnewsletters.com to
advertise in one of our newsletters or
to get a free newsletter for your property.

Message from the Board President

Dear residents,

I hope this message finds everyone doing healthy and well. Over the course of the last month, the board and our team at tower 300 have been hard at work preparing for our roof project and making adjustments and improvements to the quality of life at Tower 300.



First and foremost, after receiving multiple complaints from residents about the lack of Wi-Fi access around the pool deck, I am pleased to announce that we have installed an outdoor router on the pool deck in order to ensure that the entire area will be covered and have adequate access to Wi-Fi. This will provide more of our residents with additional flexibility to use the pool deck to work, study, browse or watch a show or movie while enjoying our amenities and the views that make our pool deck one of the most prestigious and beautiful parts of not only Tower 300, but the entire island.

Next, we have begun our roof project and by the time this newsletter will be delivered to your doors, there will be a crane in front of tower 300. The crane will be placed in the lobby area and will stick around for approximately 4 weeks. While I know that this is a huge inconvenience, I ask all our residents to please be patient with our staff as we work to move the project forward as quickly as possible and limit any unnecessary inconveniences. Additionally, main access to the building will be moved to the first-floor garage and the valets will operate from the same location. We will do everything possible to make this transition as smooth as it can be and appreciate everyone's cooperation.

Lastly, I would like to emphasize again 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 residents to join us at our next board meeting on March 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 March and look forward to seeing you around the building.

Best as always,

Joey Saban
President

DID YOU KNOW?: CAFFEINE TRIVIA

March is National Caffeine Awareness Month.

- Caffeine was on the International Olympic Committee list of prohibited substances until 2004. More than 12 micrograms of caffeine per milliliter of urine, about the amount in five cups of coffee, would have been cause for an athlete to be banned.
- The human body can absorb up to about 300 milligrams of caffeine at any given time. Any excess is secreted off.
- Twenty percent of the caffeine you've ingested is dissipated from your body every hour, so it takes about five hours for caffeine to fully leave your body.
- Dark roasted coffees have less caffeine than medium roasts. The longer coffee beans are roasted, the more caffeine burns off during the process.
- A strong cup of tea has about the same amount of caffeine as a cup of filtered coffee.
- Trimethylxanthine is the chemical term for caffeine.
- Seventy percent of all the sodas sold in the United States contain caffeine.
- In its pure state, caffeine is a crystalline white powder.
- Ten grams of caffeine is considered a lethal dose, the same as drinking 80 to 100 cups of coffee in rapid succession.
- Over 450,000,000 cups of coffee are consumed in the United States every day.
- Caffeine begins to affect your body's systems as soon as 15 minutes after it is consumed.



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!



ReadingPals commit just one hour per week to help children build early literacy skills while fostering meaningful relationships.



LEARN MORE or SIGN UP by
visiting our website at
www.upliftliteracy.org/readingpals

TWO CONVENIENT LOCATIONS



**EMERGENCY
CARE 24/7**

DR. EDY A. GUERRA

New Patient Special \$79
(D0210, D0150, D110)

**9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626**

**4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444**

dredyaguerradds@gmail.com
www.dentistsurfside.com

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



PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL LUXURY

Hablo Español/Falo Português
Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?

I CAN HELP. I AM AT YOUR SERVICE.

Get Honest Experienced Help Selling or Buying your Home.

TRUST the advice of a professional.

When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

GUINNESS BEER CHEESE DIP

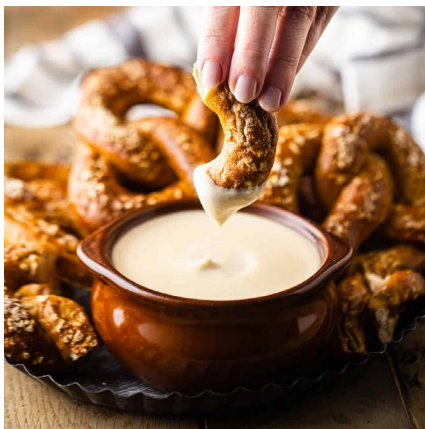
Ingredients

- 32 oz Velveeta, cut into 1/2-inch cubes
- 1 cup Irish stout beer (such as Guinness)
- 1/2 cup salsa
- 2 Tbs Worcestershire sauce
- 1 tspn chili powder
- 1/2 tspn onion powder
- 1/4 tspn cayenne pepper (Optional)

Directions

1. Heat cheese in slow cooker on high until melted, about 20 minutes.
2. Stir beer, salsa, Worcestershire sauce, chili powder, onion powder, and cayenne pepper into cheese until smooth and heated through, stirring frequently, about 10 minutes.

Serve with tortilla chips, raw veggies, crusty bread or baked pretzels for dipping.



B C O T ASSESSMENT & SERVICES PHYSICAL & OCCUPATIONAL THERAPY

Are you suffering from **Back Pain, Poor Balance or Weakness?**

We offer a variety of services and treatments, exclusive 1 on 1, in the comfort of your own home.

- Ultrasound and Massage for Pain Management
- Balance & Vestibular Therapy
- Cardiac, Neurological and Senior Rehab
- Relaxation Techniques
- Protective Equipment Protocols

THERAPY IN YOUR OWN HOME

Licensed Medicare Provider FL8318

**Medicare and
private pay
only**



Brian Caits
954-328-1505
Se habla español

**CALL US BEFORE YOUR
INSURANCE COMPANY!!**

(305) 396-9110
STELLARADJUSTING.COM

RE-OPEN OLD & DENIED CLAIMS

WATER DAMAGE TO KITCHEN OR FLOORS?

LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?

**MENTION
THIS FLYER
FOR FREE
POLICY
REVIEW**

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

THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.

Rain Bowser, License #P13224

WANTED

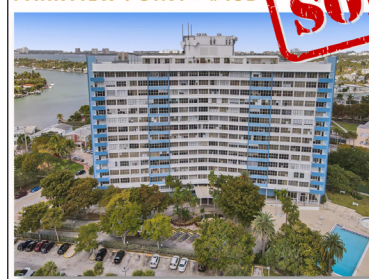
PRINT JOBS anything that puts ink on paper

Condo/HOA Services | Residential or Commercial
Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding
Denizens | Businesses | Club Promoters | Restaurants | City
Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

Contact Marc (the newsletter guy)
cgpimarc@earthlink.net | 786-223-9417

7441 Wayne Ave
PARKVIEW POINT - #15B

SOLD



Call Now!
Rosa Jacquelin
(786) 239-1283

*Love Where
You Live!*

Video Tour: www.SignatureHomesOfMiami.com

Condo Resident Perks



Luck of The Ear-ish HEARING HEALTH EVENT



Now Through March 31st only

**Pot o' Gold Savings on the all new Edge AI;
Starkey's most advanced Rx Hearing Aids yet.**

Melanie Plotkin, H.A.S., Hearing Aid Specialist

Javier Benitez, HAS, BC-HIS, Hearing Aid Specialist, Board Certified in Hearing Instrument Sciences

Introducing Edge AI.
Rivalled Only By Perfect Hearing.

- ① **Next Generation Connectivity:** Volume adjustments from your smartphone.
- ② **Speech Probability Predictor:** Identifies speech 30% more often, even in tough listening situations.
- ③ **Long-Lasting Rechargeable Battery:** Charge overnight and listen (and stream) for up to 51 hours.¹
- ④ **Waterproof²** up to 1 meter.
- ⑤ **Discreet** design



Exclusive Offer for Condo Residents!

\$1000 OFF

the purchase of a pair of
the all new Starkey Edge AI
Rx hearing devices.³



We Specialize in Second Opinions!
Call Us Today
(888)-272-9589

Google ★★★★★ Customer Reviews

"The staff is so friendly. They treat you like family. My issue was easily and quickly resolved." - **C. Pleach**

19046 NE 29th Avenue, **Aventura**
222 95th Street, **Surfside**
www.HearAgainAmerica.com

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

Design & Management Services
Free Estimates
Service & Quality
Commercial & Residential



Specializing in Condo & Apartment interiors. We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition, we are the REMODELING EXPERTS. Family Owned for 40 years.

DIAMOND REMODELERS

KITCHEN AND BATHROOM SPECIALISTS

Jeffrey Diamond

Lic# CC94BS00437

Licensed & Insured General Contractors

Anthony Lasorsa

Lic# CGC031497

WWW.DIAMONDREMODELERS.COM | 305-865-9005

Jeff@diamondremodelers.com



@diamondremodelers



Diamond Remodelers

Special Discounts will be applied for mentioning this ad