

Monthly *Mystic* Newsletter

P O I N T E
Tower 300

Volume 24 Issue 1

September 2025

ASSOCIATION OFFICERS

President.....Joey Saban
Vice PresidentDennis Landsberg
Treasurer Laura Defina
Secretary..... Joseph Campisi
Director.....Maritza Larramendi
DirectorIta Lev
DirectorCharles 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
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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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Dear Mystic Pointe Tower 300 Residents,

Welcome back from what I hope was a relaxing and enjoyable summer! As we transition into the fall season, I want to extend a warm greeting to each of you. Throughout the summer the Board has been working diligently to advance important initiatives for our community.

I'm pleased to share some of the progress we've made:

New Pool Furniture in Production

Our brand-new pool furniture is officially in production and expected to arrive by the end of the year, ensuring our pool area is refreshed and ready for everyone to enjoy.



Repairs to Existing Pool Furniture

Through a successful negotiation, we secured the repair of our ripped pool furniture. These pieces will be restored and returned to our building within the next 4-6 weeks.

Renegotiated Contracts

We have renegotiated several contracts, resulting in savings for our building. These efforts help reduce the impact of annual cost increases and alleviate pressure on overall expenses.

Reserve Study Re-evaluation

The Board has carefully reviewed our reserve study to ensure we are well-prepared for future expenditures. We are aggressively

Continued on page 2

President (cont. from page 1)

managing expenses and working to minimize the increases required under the new legal mandate to fully fund the Structural Integrity Reserve Studies (SIRS).

Significant Progress on Hallway Project

We have made significant progress on our hallway project by finalizing a scope of work and identifying costs, options, and renderings. Once complete, these will be presented to all unit owners so that everyone has the opportunity to vote on the proposed designs and options for our new hallways.

Electronic Voting Initiative

We are exploring the implementation of an electronic voting option for annual elections. This system, to be considered at our next board meeting, would give owners the flexibility to vote for Board members from the comfort of their homes.

Digitization of HOA Documents

We are finalizing the complete digitization of all HOA documents, making access easier, faster, and more efficient for both residents and the Board.

As you can see, we have been working tirelessly to advance our agenda and move forward on the projects and initiatives that matter most to our community. I'm proud of the progress we've made and look forward to continuing this momentum with your support and engagement.

Thank you for being an active part of the Mystic Pointe Tower 300 family. Together, we are building a stronger, more vibrant community.

Warm regards,
Joey Saban
President, Mystic Pointe Tower 300

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For More Info.

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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Skillet Chicken Bulgogi

- ¼ cup chopped onion
- 5 tablespoons soy sauce
- 2 ½ tablespoons brown sugar
- 2 tablespoons minced garlic
- 2 tablespoons sesame oil
- 1 tablespoon sesame seeds
- ½ teaspoon cayenne
- salt and pepper to taste
- 1 lb skinless, boneless chicken breasts, cut into thin strips

Whisk onion, soy sauce, brown sugar, garlic, sesame oil, sesame seeds, cayenne pepper, salt, and black pepper together in a bowl until marinade is smooth. Cook and stir chicken and marinade together in a large skillet over medium-high heat until chicken is cooked through, about 15 minutes. Optional: add vegetables of your choice. Serve over rice or noodles. 4 servings



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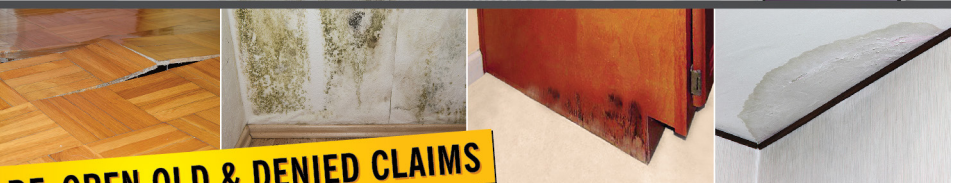
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ON SEPTEMBER 22-24 ... CELEBRATING ROSH HASHANAH, JEWISH NEW YEAR

Jewish Americans are celebrating Rosh Hashana, which is also known as the Jewish New Year. It begins on the first day of Tishrei (or Tishri), which is the seventh month in the Jewish calendar, and may last for two days. The celebration begins at sundown on the previous day. It is sometimes called the Day of Remembrance.

Many celebrate the event for two days, while others celebrate the event for one day. It is a time of family gatherings, special meals and sweet foods. A popular treat is eating challah bread and apples dipped in honey.

It's the time of judgment and remembrance, during which God reviews and judges a Jewish person's deeds in the past year, and also a time of prayer and penitence. By tradition, debts from the past year are settled before Rosh Hashanah.

Before the event, reverent Jewish people in the United States may decide to seek forgiveness from friends and family they may have offended during the year just ending.



Rosh Hashanah Begins September 22



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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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