



February 2021

**Lake Point Tower**  
Condominium, Inc.  
100 Golden Isles Drive  
Hallandale Beach, FL 33009

The Board of Directors is pleased to announce that all floors will be receiving new washing machines and dryers. These machines are new and modern. The new machines are equipped with smart technology allowing owners to use your

*Continued on page 2*

**Board Update (cont. from page 1)**

phones to pay for services and top up your virtual laundry card. The laundry card machine next to the mailboxes will remain and also be upgraded. We are currently in the final phase of cleaning out the dryer vents which were plugged with 40 years of lint. We expect the installation of all new machines to be completed no later than April 30, 2021. Full instructions will be forwarded to all Owners once the installation starts. Each wash or dry will now cost \$1.50 per load. This cost is in line with at least four (4) other condominiums on Golden Isles Drive.

**Shopping Carts:**

The Board of Directors is also pleased to announce that four (4) new shopping carts have been purchased for the receiving area. These carts are strictly for Owners and Residents. The existing carts will be removed once the new carts are received. Please continue to be a good neighbor and return your carts to the receiving area.

**Main building roof and HVAC piping:**

Both the roof and HVAC piping are being completed by Advanced Roofing. Permitting is in progress for this project with the City of Hallandale since the second week in December 2020. The contractor still believes we will be starting in early April 2021. In March, we expect to see the start of the mobilization and staging. Ron Demaio is the Board's point of contact. Ron is in weekly contact with the vendor. Once the permit is received, the contractor will decide exactly where the crane and materials will be staged. This will require some Owners to be temporarily assigned new parking spaces. As soon as we receive the construction timeline, all Owners will be notified. Owners will be additionally notified when it comes time to tie-in the new piping as each riser will lose air conditioning for a limited time period. We will also be entering each penthouse unit to cover any valuable items of concern. Should you have any additional questions about this project, please contact Jennifer at the management office and she will forward to the appropriate Board member.

**Clubhouse Project:**

The Clubhouse project is being completed by Northstar Construction. Permitting is in progress for this project with the City of Hallandale since the last week of December 2020. Ron Demaio is the Board's point of contact for this contract. Ron is in constant communication with RAS (our engineer of Record) as well as Northstar. Northstar believes this project will also be starting in April 2021. Again, Owners will start to see the vendor mobilizing and staging. As soon as the Board receives the construction time line we will forward to all Owners. The pool will definitely need

to be closed for periods of the construction. Notices will be posted in the building as well.

**Carpet Cleaning:**

All common area carpeting is being shampooed during the month of February 2021.

**Parking Lot Lighting:**

All of the solar parking lot lights that require replacement is being completed in February 2021.

**Annual Audit:**

The 2020 annual audit is underway with Heritage Accounting Firm.

**Sinkholes:**

The Board of Directors and the management company are working diligently to have our vendor return to correct the sinkhole at the receiving area as well start the sinkhole by guest parking and then to repair the fence area in the south corner of the parking lot. Deposits have been made for this work. Should the vendor fail to perform, we will be forced into a legal situation and need to hire another contractor. The Board will keep all Owners updated as this project continues. Additionally, we are engaging a civil engineer to advise the Board on how to best repair the broken piping and sinking on the northern side of the parking lot.

Before closing this update, The Board of Directors would like to take this time to extend our sincere condolences to the families of Rhonda Gross, Teresa Ortiz, Susan Samborsky and Laura Mintz. They will be missed at Lake Point Tower and were an important part of our building's history.

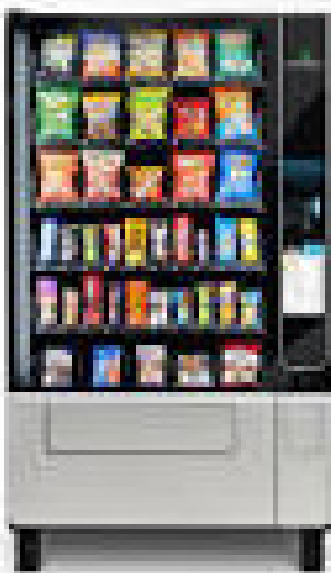
The next Association meeting will be held via Zoom on Thursday, March 18, 2021 at 7:00 pm. Agenda and Zoom instructions will be sent to all Owners and posted in the lobby.

In closing, the 2021 Board of Directors is striving to work as a team and provide all Owners with a safe and happy home. We welcome our newest Board member, Russell Sova who is checking in daily with our manager and continuing to get up to speed on the building. We will continue to voice our individual opinions and do our best to act as one. We welcome any Owner who wishes to volunteer their time and assist the Board.

Thank you.  
Board of Directors  
for Lake Point Tower Condominium Inc.

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Committee  
are now available  
inside the  
clubhouse, near  
the restrooms, that  
are now open for  
use.



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