



# Lake Point Tower

## Monthly Newsletter

Volume 10 Issue 10

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

April 2020

### BOARD OF DIRECTORS

President..... Lisa Greenberg  
Vice President.... David Joe Jones  
Treasurer ..... David Joe Jones  
Secretary ..... Bernard Calot  
Director..... PierLuigi Montanini  
Director..... Ronald DeMaio

### PROPERTY STAFF

Manager..... Jennifer Kelehar  
*jkelehar@mymvp.cc*  
Maint. Sup. .... Oscar Quesada  
Dock Master ..... Bernard Calot

### IMPORTANT NUMBERS

Office ..... 954-458-1362  
Guard House ..... 954-458-1428  
Fax..... 954-454-6346  
MVP Property Management  
..... 844-696-8722

### OFFICE HOURS

Monday-Friday .. 9:00am - 5:00pm  
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**Lake Point Tower**  
Condominium, Inc.  
100 Golden Isles Drive  
Hallandale Beach, FL 33009

**CONGRATULATIONS TO THE LAKE POINT TOWER CONDOMINIUM, INC.**



## 2020 BOARD OF DIRECTORS

**President, Lisa Greenberg**  
**Vice President, David Joe Jones**  
**Secretary, Bernard Calot**  
**Treasurer, David Joe Jones**  
**Director, PierLuigi Montanini**  
**Director, Ronald DeMaio**

# Welcome Spring



# COVID-19 UPDATES

## CITY OPERATIONS UPDATE



**City of Hallandale Beach, Broward County and State of Florida Emergency Orders related to the Corona Virus are being followed. There have been many changes to our everyday life and highlights of current Emergency Orders are provided here:**

- City Commission & CRA meetings will be virtual until further notice. The meetings will follow the City’s [virtual/remote public meeting Emergency Declaration](#). **The meeting will be broadcast and public comment will be taken in compliance with the emergency declaration.**
- **By Emergency Declaration**, all persons outside of their homes within the City of Hallandale Beach are **required to wear cloth masks** or other face coverings consistent with the current CDC and Florida Department of Health guidelines for personal protective equipment. For purposes of this Order, persons should not utilize N95 rated masks unless engaged in providing health care, police, fire, or emergency management services or other persons engaged in life/safety activities. [Broward County Emergency Order](#) also **requires masks** for essential businesses. Masks should adhere to the CDC guidance available [here](#).
- All persons in Hallandale Beach are following a State of Florida **Emergency Order** ‘Safer at Home’ that limits their movements and personal interactions outside of their home to only those necessary to obtain or provide

essential services or conduct essential activities.

- A **nightly curfew** remains in effect from 11pm to 5am.
- Gatherings of **groups of people larger than 10 are prohibited**. Any large gatherings should be reported to our non-emergency Police dispatch at **(954) 764-HELP (4357)**. The City’s noise ordinance remains in effect.
- The Hallandale Beach **City Marina is closed** per Broward County **Emergency Order** which closes all golf courses, movie theaters, marinas, and boat launches until further notice. This Emergency Order also provides additional clarity for allowed real estate services.
- The City of Hallandale Beach is requiring all condominium, homeowners’ associations, multi-dwelling homes, and hotels to **close**

**common areas, swimming pools and gyms.**

The City of Hallandale Beach Code Enforcement team is enforcing these emergency orders. Report violations to **(954) 457-1390** or send an email to [codeissue@cohb.org](mailto:codeissue@cohb.org). Condos and HOA’s found to be in violation of this order may face civil fines including up to a \$500 dollar fine, per day, for non-compliance. The Florida Department of Business and Professional Regulations issued an **Emergency Order** allowing association boards of Condominium, Cooperative or Homeowners’ Association to exercise certain emergency powers during the state of emergency.

- The City is also following the Governor’s **Executive Order suspending all vacation rental**

*Continued on page 3*



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**Covid 19 (cont. from page 2)**

**property operations.**

- **Construction** on open sites and structures that are incomplete, uninhabited, unoccupied, or vacated is permitted by the State's [Emergency Order](#). Construction inside occupied structures (residences or essential businesses) is prohibited unless it is essential for safety or essential maintenance or for minimum housing such as water, plumbing, electricity, air conditioning, etc. Hallandale Beach City staff is following the Governor's orders while urging construction executives to follow safety guidelines, including social distancing, for their employees and the general public. The City is also urging the construction to be kept to a minimum and scheduled in a way that reduces disturbances to residents that are required to stay home. Specific questions and concerns should provide the address, a description of the construction, and the date and time it occurred and should be sent to [codeissue@cohb.org](mailto:codeissue@cohb.org).
- All Park Facilities, including Parks, Centers, Pool, Cemetery, and the [Beach](#), are closed until further notice. Any person found to be violating this [Emergency Order](#)

by trespassing in these areas and/or disturbing the sand dunes on Hallandale Beaches faces a \$500.00 fine.

- All illegally parked vehicles parked on private property may be subject to towing by the private property owner. The City of Hallandale Beach is currently not towing vehicles on right of way, unless they are blocking a fire line or fire hydrant. Hallandale Beach Police will always place a red warning sticker on vehicles in violation before the vehicles are towed. If you are concerned your vehicle has been improperly towed, please contact the Hallandale Beach Police non-emergency line at (954) 457-1400.
- [Broward County has compiled information](#) on government assistance programs, financial companies, non-profit organizations and utilities willing to help those affected by the Corona Virus.
- The State of Florida has issued **paper unemployment applications** in English, Spanish and Creole, to help applicants who cannot apply via the [website](#). The application should be printed, completed, and mailed to: Florida Department of Economic Opportunity, P.O. Box 5350, Tallahassee, FL

32314-5350 The State will also be creating a way to upload the paper applications in the near future. Printed paper applications are available at the Police Station and Fire Station 7. The State of Florida announced a new **mobile-friendly online application** to apply for unemployment benefits. Florida Gov. Ron DeSantis has **waived the mandatory delay** that prevented applicants from receiving benefits during the first week of their unemployment. In addition, DeSantis **dropped the requirements to contact at least five potential employers per week** and complete work registration on the [Employ Florida](#) website. Finally, through [Emergency Order 20-104](#), DeSantis has **suspended the unemployment bi-weekly reporting requirement.**

- The Internal Revenue Service has rolled out **Corona Virus Tax Relief and Economic Impact Payments**. The deadlines to FILE and PAY federal income taxes are extended to July 15, 2020. U.S. residents, who meet requirements, will receive the Economic Impact Payment in April. Visit the linked webpage for more information.

*Continued on page 4*

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**Covid 19 (cont. from page 3)**

- State law prohibits an unconscionable increase in the price of essential commodities needed as a direct result of a declared state of emergency. With respect to the COVID-19 declared state of emergency, the following consumer products are currently considered essential commodities: Protective masks and face shields used to protect you from others if you are sick; Sanitizing and disinfecting supplies, such as hand gel, wipes, and disinfectant sprays; All personal protective equipment (PPE), including gowns, booties, gloves, and other protective gear; COVID-19 test kits, swabs and related consumable medical supplies used in administering tests. Are you seeing any of these items being sold at unreasonably excessive prices? Report the store or individual today at the [Price Gouging Reporting Form](#).
- **Florida Power & Light Company** responds to the ongoing COVID-19 pandemic by lowering customer bills beginning May 1. FPL plans to issue a one-time decrease of nearly 25% for the typical residential customer bill as a result of lower fuel costs.
- If you or your family have an immediate need for food due to a dire economic situation, please call **(954) 457-1489**. Residents who are currently not participating in a meal program and are experiencing a food shortage due to COVID-19, can call the Area Agency on Aging of **Broward's Elder Helpline** at (954) 745-9779 for assistance.
- Broward County Schools' **Grab and Go meal distribution** is available at Hallandale Beach High School.
- Broward County Emergency Management Division encourages residents who are interested in becoming a **volunteer** for emergencies, to contact one of their County emergency response partners listed [here](#).
- Florida Blue has opened a free line to the Public Emotional Support Help Line at **(833) 848-1762**.
- The Food and Drug Administration (FDA) provides [resources](#) to help address questions regarding FDA regulated medical products and COVID-19.
- Check with your pharmacy if you have prescription medication needs. The State of Florida is now [allowing for early refills](#).
- Seniors and those who are not comfortable with technology may hear news from Hallandale Beach

read in English and Spanish on our new Senior VIP Listen Line at **(954) 457-1477**. Messages are updated regularly.

- Testing is available locally at various locations – the criteria for testing is different at each location. For more information visit [Broward County Collection Sites](#) and [Miami Dade Collection Sites](#).
- The City will continue normal operations of Water, Wastewater, Sanitation, and Police services. Trash, Recycling, and Bulk pick up continue to follow the regular [schedule](#).
- BSO Fire Rescue will continue to provide Fire Rescue services as normal.
- The Building Division has implemented procedural changes to reduce person-to-person contact. We intend to continue our services and to minimize the inconvenience to applicants and customers. For more information visit [Building Department](#).
- The moratorium on water utility shut-offs in place for residential homes continues until further notice.
- All events, programs and activities hosted by the [City](#) are [postponed](#) until further notice.
- [Minibus operations](#) now run between 8AM-5PM every hour until further notice and continue to follow enhanced cleaning procedures to maintain a safe environment for riders. If you use our mini-bus, please practice social distancing.
- Broward County Libraries, including the Hallandale Beach Branch, are closed. For more information please visit [Libraries](#).



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## Lake Point Tower Parking Committee

The Parking Committee is working closely with the Maintenance Staff on the Parking Lot Resurfacing project. We have completed the Guest Parking area and will now move forward to parking spaces in the main parking lot. As we approach your parking space, you will be sent an email to alert you to move to Guest Parking for the duration of the work. Security is closely monitoring this project and will be informed that your vehicle will be moved temporarily. Please remember that Residents are not allowed to park in Guest Parking, unless you are requested to do so for this project.



We are also in the process of identifying all active FOBS and Transponders for current residents of Lake Point Tower. You should have received an email from our Property Manager requesting your information so that we can deactivate all obsolete accounts from our records. Our due date for this project is April 30<sup>th</sup>. Please respond to the email at your earliest convenience. If you have any questions regarding this project, please contact the Parking Committee at [LPTParkingCommittee@gmail.com](mailto:LPTParkingCommittee@gmail.com).

Joe D'Agostino, Chairman  
LPT Parking Committee

## Lake Point Tower SOCIAL COMMITTEE

Hello Neighbors.

Our Winter Season ended on such a sad note. COVID-19 shortened many residents' plans for a happy, warm winter. I hope this reaches you healthy and safe. This virus has made all of us look at what is important. I want you to know that your Social Committee cancelled our end of season events on the City of Hallandale Beach's recommendations. Our pool and clubhouse remain closed. We are required to wear masks in our common areas. We are all hoping that this self-isolation period ends soon. I can promise you that, once this risk subsides, the Social Committee will host an event for all residents at the pool to celebrate Spring & Summer! In the meantime, please take care of yourself and your loved ones.

Charlotte Jones, Chairperson  
LPT Social Committee

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## FROM MAINTENANCE SUPERVISOR

**Oscar Quesada**

Hello!! I hope everyone is doing well in these difficult days. I would like to share with you the great advances we are making in this community. Many projects go completely unnoticed by you because they deal with the mechanical side of the Lake Point Tower. As the Maintenance Supervisor, I was ashamed at how poorly our equipment was maintained in the past. Until a year ago, we trusted the maintenance of our Cooling Tower to a private company that was paid to clean and maintain this critical equipment. Unfortunately, we learned that they were taking our money but not doing the job. That motivated our Board of Directors to encourage me to get a HVAC License. This was a great decision. I am now fully trained and authorized to maintain and care for all our equipment much better and much less expensive than when they were trusting outside companies. This is the beginning of many projects that I want to share with you and to let you know that you have a Board of Directors and a Maintenance Staff who are striving to do things right the first time, at a better cost, for the good of the residents and the property.

