



Lake Point Tower

Monthly Newsletter

Volume 10 Issue 6

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

December 2019

BOARD OF DIRECTORS

President Lisa Greenberg
Treasurer Joe Jones
Secretary Bernard Calot
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Director PiereLuigi Montanini

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
Closed Daily 12:00pm-2:00pm



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

2020



Happy Holidays from all of us here at Lake Point Tower Condominium. The 2020 New Year is upon us. This is a time for celebration and new beginnings. As we enter this new year the MVP Management Team, Chi Maintenance Team, and our Elite Security Team would like to wish all the residents of Lake Point Tower Happy Holidays & a very Happy & Safe New Year. We are thankful for the opportunity to serve you all and look forward to this upcoming year.

Important Information

MONTHLY MAINTENANCE COUPON BOOKS

MVP Property Management will not be distributing coupon pamphlets for the 2020 year. An incredible 90% of our membership have automatic electronic payments in place and do not require pamphlets. Additionally, every month a statement is emailed to the primary account holder's email address on file with the intent of reducing cost and reducing the use of paper. Electronic statements save the Association money that can be used in other ways in your community. Members who require a monthly paper statement will be assessed \$5.00 per month and need to contact the property manager to set up this manual service. No coupon pamphlets will be offered.



BICYCLES

The bike rack that is provided for all resident's use has unfortunately become over-

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Important Information (cont. from page 1)

run with rusted, broken, and inoperable bikes that appear to be abandoned. This is unsightly and does not allow for residents with bicycles in good working condition



to secure their bikes. Please be advised all bicycles locked in the bicycle area must be registered and tagged/stickered. On February 1st all bikes that have not been claimed WILL BE DISPOSED OF. Please let the LPT Property Manager, Jennifer, know if you have a bicycle so it may be registered and tagged/stickered. If you have a bicycle on the LPT property please contact the management office before February 1st, 2020.

VEHICLE TRANSPONDERS

For security purposes only registered vehicles of approved residents may have a vehicle transponder that al-



lows them automatic entry onto the LPT Property. These “stickers” are an important tool utilized to maintain secure entry for residents only. We understand why residents would want to give automatic entry to close family and friends. However, this negates the concept of a gated community and defeats many systems that you, as an owner, pay to have in place and is strictly prohibited. If you have a relative or friend coming to visit you, please welcome them as your guest. They will have to enter on the visitor’s side, obtain a daily parking pass, and park in guest parking. This is a safety standard that is in force currently and will be strongly enforced in the new year. For questions or comments please speak with our Property Manager, Jennifer. Placing a vehicle transponder on a portable device, of any kind, will result in automatic shutdown of the transponder. If the “sticker” is not stuck to a vehicle – it’s not valid for use. This safety policy and procedure will be strictly enforced in the new year.

PARKING LOT

The parking lot needs general maintenance. This will be done in very small sections and only done from time to

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Important Information (cont. from page 2)

time as preventative general maintenance. Non-assigned spaces will have maintenance first and then we will progressively move to residential spaces. If your vehicle must be temporarily displaced due to the maintenance, you will be assigned a temporary parking space. You will be notified via email and a letter will be placed on your door. Please be on the lookout for these notifications.



KAYAK RACK

We now have a kayak rack on the southeast corner of our property. Please feel free to store your kayaks, canoes, wake boards, paddle boards, and surfboards here. This is a free storage rack provided by our Dock Master, Bernard Calot.



BBQ AREA

The two BBQ grills provided for the property are for everyone's enjoyment. In making sure the area is usable for the next persons use after yours, please be courteous and clean up after yourself. Cleaning the BBQ grill after each use is absolutely required for health and sanitation reasons. If you are found not cleaning the grill after use, please be advise you will be banned from future use of the BBQ. Being clean and courteous is a part of community living.



SHOPPING CARTS

If you use a shopping cart, please return it back downstairs to the shopping cart area after use. Leaving the cart in the hallway, elevator, or corridor is not safe and just rude. It is the responsibility of the user to return the cart. Please be kind to your neighbors and return the carts so they may be used by others.



Recipe for Latkes

- 4 medium potatoes
- 1 medium onion
- 2 eggs
- 3/4 cup matzah meal
- salt and black pepper to taste
- vegetable oil



Shred the potatoes, onion and bell pepper into a large bowl. Press out all excess liquid. Add eggs and parsley and mix well. Add matzah meal gradually and mix until batter is doughy, not too dry. (you may not need the whole amount). Add a few dashes of salt and black pepper. Heat about 1/2 inch of oil to a medium heat. Form the batter into thin patties about the size of your palm. Fry batter in oil. Be patient: this takes time, and too much flipping will burn the outside without cooking the inside. Flip when the bottom is golden brown. Place finished latkes on paper towels to drain. Eat hot with sour cream or applesauce.



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Snowball Cookies

INGREDIENTS

- 1 1/2 cups (3 sticks) butter or margarine, softened
- 3/4 cup powdered sugar
- 1 tablespoon vanilla extract
- 1/2 teaspoon salt
- 3 cups all-purpose flour
- 2 cups semi-sweet chocolate mini morsels
- 1/2 cup finely chopped nuts
- Powdered sugar

DIRECTIONS

Preheat oven to 375° F. Beat butter, sugar, vanilla extract and salt in large mixer bowl until creamy. Gradually beat in flour; stir in morsels and nuts. Shape level tablespoons of dough into 1 1/4-inch balls. Place on ungreased baking sheets. Bake for 10 to 12 minutes or until cookies are set and lightly browned. Remove from oven. Sift powdered sugar over hot cookies on baking sheets. Cool on baking sheets for 10 minutes; remove to wire racks to cool completely. Sprinkle with additional powdered sugar, if desired. Store in airtight containers.



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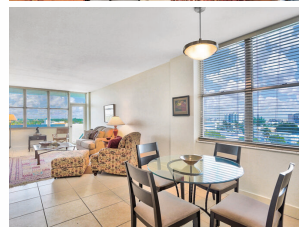
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