



# Lake Point Tower

## Monthly Newsletter

Volume 10 Issue 7

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

January 2020

### BOARD OF DIRECTORS

**President** ..... Lisa Greenberg  
**Treasurer** ..... Joe Jones  
**Secretary** ..... Bernard Calot  
**Vice-Secretary** ..... Benji Dayan  
**Director** ..... PierLuigi 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**  
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### 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

## MEET YOUR NEIGHBORS

Each month, we will highlight Unit Owners of Lake Point Tower. This month it is our pleasure to introduce you to Mrs. Frieda Small.



Frieda was born and raised in what was then the USSR, now known as Russia. Due to the Nazi invasion, in 1941 Frieda's family was forced from their home and began their life on the run.

It took over two long years, many villages and crossing the Caspian Sea for Freida and her parents to arrive safely in Afghanistan. Eventually, they reached a refugee camp where she would meet Jack Small, whom she married. In 1945, they made their way to the American refugee camp inside Germany, where they stayed until 1949.

Frieda's maternal aunt and uncle had reached the safety of the United States and were able to sponsor the newlyweds and her parents. The family arrived in New York in late 1949. Jack and Frieda worked incredibly hard in many different businesses. In 1972, they decided to relocate to south Florida. At that time, they had many options of locations to choose from but when the Smalls pulled up to Lake Point Tower (LPT) Condominium, then under construction, Freida knew she was home. She was done looking. She fell in love with the views, the surrounding water, the people, and the building. Freida says the same thing today. While we mourn Jack who passed in December 2010, Freida made her LPT neighbors her extended family. She now spends the summer in Connecticut to be near her two children, five grandchildren and 12 great-grandchildren. While she is happy being with family, her heart is in Hallandale Beach. Freida will tell you she starts each morning with the same mantra, God Bless America and God Bless Lake Point Tower.

LISA GREENBERG  
President, Lake Point Tower Board of Directors

# Cable

To my fellow LPT Owners,

We are spending an inordinate amount of time, effort and energy managing our current cable situation. Personally, I have spent endless hours trying to resolve what seems to be small issues. I don't think we are getting good value for our Association's money. We can do better. To remedy this, I have obtained proposals from Comcast and Atlantic Broadband to replace our current cable contract with Access Media 3. Both proposals include WiFi and Cable. I am negotiating to get the best possible deal for our community, which will include:

- Premium Channels, at no additional expense.
- Highest possible "Door Fee", which is funding that goes directly back to residents.
- Cleaning up the unsightly mess of the cables on the outside of our building.

I hope to be able to present my findings and the submitted proposals at Board Meeting within the next couple months.

Ben Dayan, LPT Board of Directors

# Dealing with the Flu

It's that time of year again! Flu season is here. You may find yourself suffering from fever, aches, and other symptoms of the flu. There really is no cure for the flu. But there are things you can do to make yourself more comfortable during the duration. The best course of action in dealing with the flu is to get plenty of rest and drink lots of fluids. What about chicken soup? Well, it can't hurt! Although it doesn't cure anything, it can soothe a sore throat, clear clogged passageways, and hydrate you. It is always good TLC at a difficult time. Remember to contact your doctor if your flu symptoms seem severe, you have trouble breathing, or if you have a fever that is not relieved with over the counter medication.



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## Preventative Maintenance

Preventative Maintenance (PM) is something we are all familiar with. We take our cars to have the oil changed, tires rotated, and brakes checked. We call it “having the vehicle serviced”, but it is PM. Failure to pay for oil changes may result in having to replace the engine. Proper preventative maintenance saves money in the long run.

PM procedures at LPT were virtually non-existent. We have made a concerted effort to return to proper PM procedures however, we find ourselves with a back log of years’ PM that was not completed. It is impossible for us to catch up on everything at one time, we must prioritize the work based on the costliest equipment first. You could compare the cooling tower to your car engine. If it fails, the car isn’t going anywhere. If the cooling tower fails, there would be no air conditioning in the building. We have changed contractors and reinstated proper PM procedures. It is our long-term goal to have a trained staff that completes this work inhouse, further reducing our operational costs.

Our second major concern was valves. Valves must be exercised regular to prevent them from freezing up and becoming inoperable. The condition of all the valves in a/c closets were reviewed. We have been coordinating the replacement of these valves with the cooling tower shutdowns for PM. We have replaced approximately 30 defective valves so far and will continue this effort until we have a fully functional system.

At the beginning of 2019, we identified expenditures for air conditioner service calls on the first and second floors. LPT was paying for service calls ranging from \$300-500 that owners had requested, only to find out that LPT was responsible. The cooling tower supply and return lines (LPT responsibility) were clogged creating the problems. Your Board of Directors chose to stop spending good money after bad. We paid for our Maintenance Supervisor, Oscar Quesada to attend Heating, Ventilation, and Air Conditioning (HVAC) training and obtain his HVAC licensing required to complete this

work inhouse. This decision has easily paid for itself and again allowed us to reduce our operational costs.



We will continue to train and develop the skills of our contract employees so we can complete PM inhouse. Our goal is to maintain our equipment and not wait until it breaks and suffer the expense of having to replace it. We need time and a trained maintenance staff. We will keep you informed of our progress in restoring proper PM procedures. Thank you for your patience as we work through these issues.

DAVID “JOE” JONES, Vice President/Treasurer  
Lake Point Tower Board of Directors



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## Project Forum

Welcome to the Project Forum where we will share information on projects and answer questions. We start today with the basic principles of a Project.

While some on the Board of Directors may have a professional background in building design and construction, LPT needs an engineer or architect, licensed in Florida, to provide professional services and covered insurance while doing so. For major projects we may need an "owner engineer" to represent LPT, provide technical advice, and protect our investments in the property.

Professional services required for a project include:

1. Pre-design: including assessments, testing, feasibility studies, ROM (rough order of magnitude) of probable cost and estimates.
2. Design, in-house or procured: Scope of Work (SOW), drawings, specifications, calculations, schedule, cost estimate, and all permits required by the Authority having Jurisdiction (AHJ).
3. Assistance during tender, proposal evaluation, negotiations.
4. Construction administration: Request for Information (RFI), field reports, review and approvals of submittals, assistance during commissioning and certificate of payments.

PierLuigi Montanini,  
LPT Board of Directors

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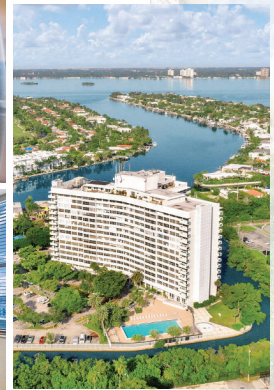
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