

# Lake Point Tower

## Monthly Newsletter

Volume 10 Issue 1

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

**July 2019** 

#### **BOARD OF DIRECTORS**

President	Lisa Greenberg
Treasurer	Joe Jones
Secretary	Bernard Calot
Vice-Secretar	y Benji Dayan
Director	PiereLuigi Montanini

#### **PROPERTY STAFF**

Manager	Jennifer Kelehar
jkele	ehar@mymvp.cc
<b>Maintenance Sup</b>	Oscar Bush
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 Wednesdays......CLOSED Closed Daily..... 12:00pm-2:00pm



### **Lake Point Tower**

Condominium Association, Inc. 100 Golden Isles Drive Hallandale Beach, FL 33009

# Hurricane Season is here. Are you prepared? AFTER THE STORM

#### In General

- Stay tuned to local radio for information.
- Help injured or trapped persons.
- Return only after authorities advise its safe.
- Avoid dangling power lines & report them immediately to FP&L, police, or fire dept.
- Beware of snakes, insects, & animals driven to higher ground by floodwater.
- Take pictures of the damage, both to the house and its contents for insurance claims.
- Drive only if absolutely necessary and avoid flooded roads.
- Use telephone only for emergency calls.

#### **Insurance & Claims**

Report property damage to your insurance agent immediately. Your agent should provide you with claim forms and arrange for an insurance adjuster to visit your property and assess the damage. Make emergency repairs and document them. Keep all receipts and take photographs of the damages, before and after emergency repairs, to submit with your claim. Take precautions if the damages require you to leave your home. Secure your property. Remove valuable items. Lock windows and doors. Contact your insurance agent and leave a phone number where you can be reached.

#### No Water

The following are three purification methods, all of which kill microbes:

- **BOILING** is the safest way to purify water. Boil for 10 minutes.
- CHLORINATION uses pure, unscented, liquid chlorine bleach to kill microorganisms in water. Add 2 drops of bleach per quart of water, stir and let stand for 30 minutes.
- PURIFICATION TABLETS release chlorine and iodine into the water. They are available at most sporting goods stores and some drug stores. Follow the package directions.

#### **Consumer Protection Tips**

Home repairs after a disaster may be the most stressful time for a consumer. The following tips will assist you in identifying unlicensed contractors and con artists:

- Be extremely cautious of anyone coming to your home uninvited and offering to do home repairs.
- Insist on obtaining a written estimate or contract.
- Be sure the contract or business card has an address, telephone number and license numbers.
- Ask for references and check them out.
- Don't be pressured into making a quick decision.
- Insist on start and completion dates in the contract, and do not pay the final balance until the work is completed to your satisfaction.

Page 2 Lake Point Tower July 2019

### **Thunderstorm Safety**

Along with summer's warm days come thunderstorms. Lightning is one of nature's most powerful and unpredictable killers. Golfing, swimming, boating, biking riding, mowing the lawn – almost any outdoor activity – can be dangerous if there's lightning around. So when you hear that rumble in the sky, heed these tips from the National Weather Service:

- If you can hear thunder, you're close enough to the storm to be struck by
- Listen to weather reports before you go outside for extended periods. Cancel picnics and such if thunderstorms are likely, or move the picnic indoors.
- If you're caught unexpectedly, move to a sturdy building or car (keep the windows up). Avoid small sheds, isolated trees, or convertible automobiles.
- If there's no shelter nearby, find a low spot away from trees, fences, and poles. In the woods, stay by the shorter
- If you feel your skin tingle or your hair stand up, squat low to the ground on the balls of your feet. Put your hands on your knees and your head between them. Do not lie flat on the ground. Make yourself the smallest target possible.
- Move to higher ground if a flash flood or any flood seems likely. Abandon cars once a flood begins. Do not attempt to drive to safety. Most flashflood deaths happen in cars.



We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition; we are the Miami Beach Experts, family owned for 30 years.

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#### REMODELING • INSTALLATIONS

- Kitchen / Bathroom
- New & Resurfaced Cabinets
- Cabinets / Vanities
- Custom Baseboards / Crown Moldings
- Granite / Marble / Mica Counter Tops
- All Types of Tiles & Marble Installed

"Your Experienced Handyman"

#### PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
   Full Service Contractors
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes
- Plumbing & Electrical Service
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remodeling

Valid With Coupon. Not To Be Combined With Other Offers. Exp 8/31/2019

July 2019 Page 3 Lake Point Tower

## Please Return **Shopping Carts** After Use

Shopping carts are provided for all residents to use. But we are finding residents are not returning them after each use.

It is <u>not</u> okay to leave them in the hall, on ramp at the service entrance, or in the elevator. After you use a cart, you must return it back down to the designated cart area.



# **Public Adjusting Services**

## **GOT PROPERTY DAMAGE? GET HELP NOW!**

RESIDENTIAL • COMMERCIAL COMMUNITY ASSOCIATIONS

# **RE-OPEN OLD & DENIED CLAIMS**

FREE CLAIM INSPECTION

IS YOUR ROOF LEAKING?

ARE YOU HAVING PLUMBING BACKUPS?

DO YOU HAVE WATER DAMAGE?

DOES YOUR DRAIN LINE NEED TO BE REPLACED?

MIAMI-DADE (305) 396-9110 BROWARD (954) 376-6991 PALM BEACH (561) 404-3069



Roof

Leaks

Damage



Damage

Damage





Vandalism

Loss of

Income

Damage









Hurricane

Damage

Damage

#### ARADJUSTING.COM

This is solicitation for business. If you have had a claim for an insured property loss or damage and you are satisfied with the payment by your insurer, you may



## **BUYING? SELLING? RENTING?**

PERFORMANCE MATTERS!

MIRIAM AYALA LIC BROKER EXPERIENCE, TRUST, INTEGRITY,



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Page 4 Lake Point Tower July 2019

#### FINES ARE COSTING US ALL!

Waste Management collects our Recycle Waste. Did you know that if we put unacceptable materials in the recycle bins we get fined \$130.00! Please be mindful of this unnecessary charge when you are discarding your recyclable waste.

#### ACCEPTABLE MATERIALS FOR RECYCLE

- Aluminum food & beverage containers
- Rigid container plastics #1-2
- Paper
- Cardboard, BROKEN DOWN
- Tin cans & steel cans

#### UNACCEPTABLE MATERIALS FOR RECYCLE

- Plastic bags or plastic film
- Glass
- Wax or plastic coated items
- Foam containers / packing
- Light bulbs
- Wood / yard waste
- Household items: cooking pots, toasters, ect.



It costs the residents every time someone is not mindful. Please help us save money by avoiding these unnecessary charges.

Please only discard allowable recycle items in the recycle bins.





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