



Lake Point Tower

Monthly Newsletter

Volume 10 Issue 9

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

March 2020

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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

Message from the Board President

Dear Lake Point Tower Condominium Residents,

This month, we are suspending our “Meet Your Neighbors” article where we introduce and highlight one of our residents to address some important issues we, as a community are currently facing.

In consideration of the COVID-19 (Corona Virus) outbreak, we are practicing extra precautionary measures to ensure the safety and health of our residents. The entire housekeeping crew have been working diligently to clean and disinfect common areas. We are staying current and up to date with all Federal, State, and Local notifications and advisories. Additionally, we are doing the following:

- Cancelling all planned social events
- Closing the Gym/Exercise Room
- Pool & Pool Deck will remain open, for now.

If you choose to use the Lake Point Tower Condominium Common Areas, and gather in groups, we encourage you to practice precautionary measures for the safety and wellbeing of all our residents. Such safe practices include:

- Wash your hands frequently
- Maintain a safe distance (suggested: 6 feet) from others
- Avoid touching your face, eyes, nose, and mouth, until you can wash your hands when you have used the elevators or used a handrail in our common areas.
- If you are sick or symptomatic, please stay home.

When necessary and when possible, the Management Office will be closed. Business and communications will be done remotely and via a satellite office. Residents can still communicate with our Property Manager by calling the office phone number and/or email her at: jkelehar@mymvp.cc, during normal business hours.

Stay Safe!

LISA GREENBERG
President
Lake Point Tower Condominium

MESSAGE FROM THE BOARD

This month we share some design, construction and maintenance principles important for any condominium owner. These are intended for general knowledge, please refer to Florida law and LPT regulations for a comprehensive understanding of condominium ownership rules. We welcome questions and comments.

1. In a condominium building, owners of a unit share all common areas, including corridors, lobbies, stairs, elevators and the whole building envelope (exterior walls, windows, roof, balcony parapets and screens).
2. Unit owners also share the buildings' systems including: electrical, sanitary and storm water, water supply, chilled water, communication, security cameras, fire suppression and alarms (See #4 for structural system). These systems are generally shared until the point of connection into each unit. (The announcement system is an exception as it is property of the condominium, even inside the units).
3. Condominium buildings are designed with the majority of distribution lines in shafts outside the units, this is to avoid distribution lines passing through a unit wherever feasible. Common exceptions are sanitary and storm water lines which are designed on gravity, can run only short horizontal distances, and often pass through the units. Keeping the majority of distribution lines in common shafts allows the systems maintenance without entering the units.
4. The structural system also is a common property, including foundations, superstructure (posts and beams, slabs) and balconies (exterior slabs).
5. Operation and maintenance of the building are a split responsibility between condominium and unit owners. This includes all systems. As an example, the condominium

operates the water supply line until the shut off valve in the HVAC closet of each unit. From that point on each unit owner is liable for the line, its use and maintenance. If the line breaks or a faucet is left open overflowing a sink, the unit owner is liable of any water damage to units below or adjacent. Water damages may impact multiple units increasing the cost of repair. Our condominium is insured to limit the risk of the unit owners liable of all common lines.

Common Q/A

1. **Can I renovate my unit?**
Yes, each owner has the right to renovate their unit. Owners will need to comply with the building code adopted by the City of Hallandale Beach and the LPT regulations. Please consult with both prior to any construction activity.
2. **My bathroom ceiling is wet, what shall I do?**
Immediately contact the main office, if after hours, call security. They will reach the owner above you and assess the condition. In

case of emergency, if nobody is in the unit, security and maintenance will access the unit to assess the condition. Any damage caused by a unit owned line is liability of the unit owner. If the damage is caused by a common line then the condominium is liable and will open an insurance claim. Consult a lawyer for your rights to indemnification.

3. I notice water on the laundry floor, what shall I do?

Exit the room and immediately call security. Do not touch the light switch nor any electrical appliance as your feet may be in water. It is important for the owners to alert security on any unsafe condition and help keeping the community safe. In addition, since we are all liable for damages caused by condominium owned lines, the sooner we intervene the highest the chance to limit damages to other common areas or privately owned units.

Continued on page 3



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Board (cont. from page 2)

4. My balcony is cracked, can I repair it?

No. The balcony is part of the structural system which is owned by the condominium. Assessment of damages and repairs are responsibility of the condominium. It is important for each owner to visually monitor the condition and inform the office as any cracking appears, especially in proximity of salt water like LPT. The concrete around the rebar works also as protection against oxidation. A small crack will allow air and water infiltration, the oxidation of the rebar increases the volume of the steel which expanding create additional cracklings.

5. I am confused on water related damages, can you clarify who is responsible for what?

Clearly any damage to properties, either inside the unit or in common areas is liability of the party responsible for the damage. A damage caused by a water line is liability either of the unit owner or of the condominium depending on whether the line broke before or after the shut off valve.

PierLuigi Montanini
LPT, Director

Lake Point Tower Social Committee

This month, we wave Good-Bye to our Northern Neighbors; the High Season is ending, and they'll be leaving our community very soon. We wish them safe travels as they make their way home. The Social Committee hosted many well-attended events during the High Season. We celebrated Halloween Reception, the Holidays' Kick-Off Reception, Hanukkah Observance, New Year's Eve Dinner Dance, Valentine's Day Dinner Dance, Spring Fling Happy Hour and of course, we played BINGO. We danced, we laughed, we ate, and we met new neighbors. It was a great season, but the Fun won't Stop just because our Northern Neighbors are leaving!! We'll be having Happy Hours & Hors d'oeuvres at the Pool as we watch our glorious sunsets, Movie Nights with soda, popcorn & candy, and Game Nights where we'll play Board Games, or Poker or even Charades! Let us hear from you. What do you want to do this Spring/Summer Season? Contact us at LPTSocialCommittee@gmail.com

Support your LPT Social Committee by buying from the Vending Machines in the Clubhouse!!

~ Please Check the Lobby TV for Upcoming Events hosted by your LPT Social Committee ~


Lake Point Tower Parking Committee

In an ongoing project, your LPT Parking Committee is working closely with the Maintenance staff to resurface our parking lot. We are going to resurface three parking spaces at a time, but all parking spaces will be resurfaced this year. When your parking space is next to be resurfaced, you will be notified by email or phone call. You will be given instructions as to where to park while the work is conducted. Typically, it will take two days to complete the resurfacing of each parking block of 3 spaces. We sincerely appreciate our residents' support to make this a seamless transition as we improve our property.



Joe D'Agostino, Chairman, LPT Parking Committee

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