



Lake Point Tower

Monthly Newsletter

Volume 9 Issue 10

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

April 2019

BOARD OF DIRECTORS

President Lisa Greenberg
Treasurer Joe Jones
Secretary Bernard Calot
Vice-Secretary Benji Dayan

PROPERTY STAFF

Manager Jennifer Kelehar
jkelehar@mymvp.cc
Maintenance Sup. Harold 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

Mondat-Friday ... 9:00am - 5:00pm



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

A Message from the President of the Board...

It is my pleasure and honor to be a board member since January 2019. While new, the Board is united and working together for the betterment of our Association.

The Board has selected My MVP as our new management company, and we could not be happier with the services being provided to date. Please welcome My MVP to the property. Jennifer Kelehar is our on-site property manager and she is extremely knowledgeable and caring. I invite each of you to stop in and say hello during office hours.

The Board has retained Bryant Law on behalf of the Association to guide us through the many legal challenges we face. We are confident in the guidance we are being provided.

I want to personally thank David "Joe" Jones for the countless hours he has worked on behalf of this Association. We could not function without his help and understanding of this building. Joe's knowledge of the physical workings, on top of the financial side, is truly amazing.

We are working with the property manager to make our community a great place to live. We intend on completing all necessary repairs and replacements. We are actively prioritizing and investigating all projects that were brought forward to residents at the end of last year. The ELSS (sprinkler system) has jumped to priority number one, as explained at our last meeting in March.

The Special Assessment passed in December 2018 has been modified. We have hosted meetings and sent several communications regarding the modification. The due date of the modified Special Assessment is MAY 1ST, 2019. If you are unsure about your assessment, we urge you to contact Jennifer Kelehar, our new Property Manager, for specific details regarding your units Special Assessment.

Finally, we the Board of Directors and MVP Management Company would like to take this opportunity to thank everyone for their patience and understanding during the transition period from management company to management company. Daily we are working hard to correct accounting issues and assist residents set up their online access portal. All of the residents have been patient and kind during the process and we whole heartedly thank and appreciate you all.

Lisa Greenberg, President, Lake Point Tower Condominium & Marina Association, Inc.

2019 SPECIAL ASSESSMNET REVISION

Special Assessment Meeting 03/29/2019

	Units	%	%	Cost by Unit	%	Due May 1st, 2019	
						Total Cost by Unit Type	3 Payments Per Payment*
2 BED	78	0.55	42.90	\$214,500.00	\$500,000.00	\$2,750.00	\$916.67
P2,P3,P7,P8,P12,P13	6	0.56	3.36	\$16,800.00	\$500,000.00	\$2,800.00	\$933.33
CONVERT	37	0.52	19.24	\$96,200.00	\$500,000.00	\$2,600.00	\$866.67
P5,P10,P15	3	0.55	1.65	\$8,250.00	\$500,000.00	\$2,750.00	\$916.67
DELUX	39	0.43	16.77	\$83,850.00	\$500,000.00	\$2,150.00	\$716.67
P1,P6,P11	3	0.44	1.32	\$6,600.00	\$500,000.00	\$2,200.00	\$733.33
1 BED	39	0.35	13.65	\$68,250.00	\$500,000.00	\$1,750.00	\$583.33
P4,P9,P14	3	0.37	1.11	\$5,550.00	\$500,000.00	\$1,850.00	\$616.67
	208		100.00	\$500,000.00			

*Payment plan of three (3) installments has date restrictions as follows: payment 1 due May 1st, 2019. Payment 2 due June 1st, 2019 payment 3 due July 1st, 2019. Late fee(s) will apply for all payments made after due date.

This REVISION is a restructure of the Special Assessment passed in December 2018. This is the restructured amount due by May 1st, 2019 If you have previously paid any dollar amount towards the original Special Assessment please contact Jennifer in the management office at (954)458-1362 or jkelehar@mymvp.cc.

Items covered: \$500,000.00: Loan Payback, Seawall Work In Progress, Attorney Fees, Engineering Fees



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Lake Point Tower Marina DOCKMASTER



Posted 03/01/2019

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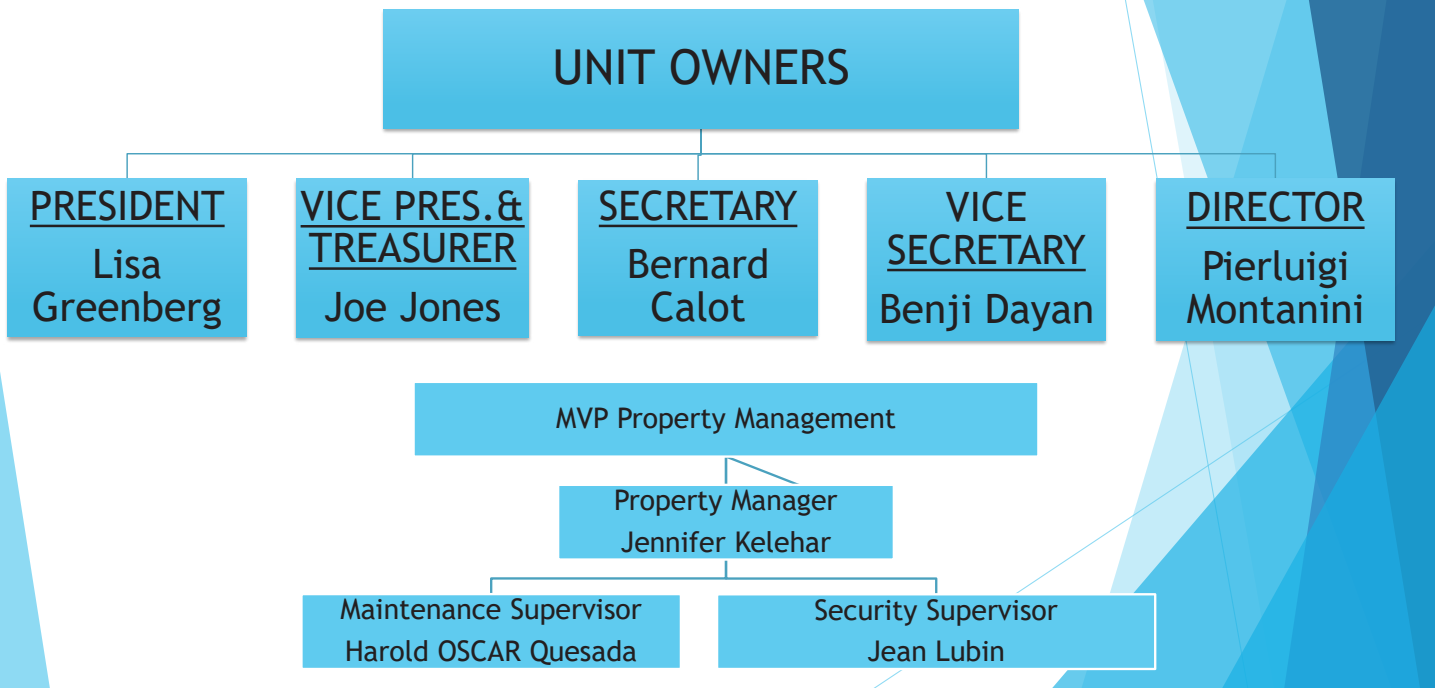
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