

Volume 9 Issue 11

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

May 2019

#### **BOARD OF DIRECTORS**

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

#### **PROPERTY STAFF**

Manager	Jennifer Kelehar
	jkelehar@mymvp.cc
Maintenance	SupHarold 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



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

### FINES ARE COSTING US ALL!

Attention all residents.

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.

## BICYCLES

The bicycle rack located on the west side of the Clubhouse is full and unsightly.

If you have a bicycle locked to the rack please contact our property manager, Jennifer Kelehar, via phone (954)458-1362 or email jkelehar@ mymvp.cc to notify her that you have a bicycle in good working condition there.



Any bicycles unclaimed will be discarded of.

### PARKING

The sea wall repair team has completed their work. Complete project updates have been and will continue to be presented at our open Board of Directors Meetings.

Now that we have all of our parking spaces back, we are working on organizing and properly managing the parking spaces. It will not be easy to undo years of mismanagement, but we are currently working hard to do so. We ask that you are patient while an audit is performed to ensure the data we have is accurate and that we verify all payments made for additional parking spots. We will have the audit completed before the end of the summer and will make progress updates at our regularly scheduled Board Meetings.

Additionally, we are still seeking owners to join our Parking Committee. The more volunteers we have to work on the audit, the faster we will be competed. Please inquire with our Property Manager, Jennifer Kelehar, in the administration office if you are interested.

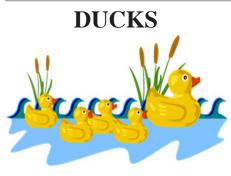
Please note we will be asking for all resident vehicle registrations when we are completed with the parking lot audit.

Feel free to bring your vehicle registration to the administration office now, to beat the rush.



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At our last Board Meeting owners expressed their concern of the growing number of ducks and ducklings that have made Lake Point Tower property their home and the alarming amount of fecal matter fecal matter they are leaving behind, all over our property.

Please be advised the large family of ducks with 17 ducklings have all been humanely captured and relocated to Tropical Park in Coral Gables, FL.

Any remaining ducks will be relocated as soon as possible. We thank you for your patience while we attempt to capture and relocate the small number of ducks remaining on property.

Moving forward we ask that residents PLEASE DO NOT FEED WILDLIFE on property.

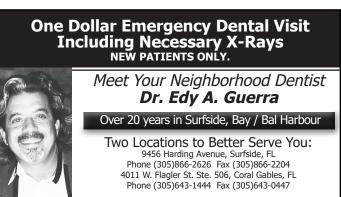
We know and understand that the babies are cute but they are leaving unsanitary fecal matter all over your property.

PLEASE STOP FEEDING THE WILDLIFE.



Miriamayalasellsflorida.com PERFORMANCE MATTERS...Experience, Trust, Integrity!





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# SUMMER TIME

It is summer time at Lake Point Tower Condominium. Summer time means three things here in Sunny South Florida.

The weather will be hot, Hurricane Season starts June 1<sup>st</sup>, and many residents leave to the cooler northern regions.

If you are closing up your Florida home, be sure to pay attention to these house protecting tips:

- Turn off your main water valve located in the hall closet where you're a/c unit is.
- Make sure your home owners insurance is up to date and you have a copy of the papers with you when you leave.
- Close your shutters.
- Forward your mail.
- Let the office know that you will be using your alternate address for mail and not your LPT address.
- Clean out your refrigerator and freezer.
- Run 1 dozen ice cubes and 2 or 3 tablespoons baking soda in the garbage disposal to clean blades.
- Cover drains with stopper and duct tape (keeps out bugs that enter dry pipes)
- Cover and seal toilets.

Don't forget Hurricane Season in Florida is June 1st - November 30th.



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