



Lake Point Tower

Monthly Newsletter

Volume 12 Issue 3

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

October 2021

BOARD OF DIRECTORS

President Lisa Greenberg
Vice President Bernard Calot
Treasurer Pierluigi Montanini
Secretary Russell Sova
Director Ronald DeMaio

PROPERTY STAFF

Manager Jennifer Kelehar
jennifer@thecreamgroup.com
Maint. Sup. Oscar Quesada
Dock Master Jeffery Lederman

IMPORTANT NUMBERS

Office 954-458-1362
Guard House 954-458-1428
Fax 954-454-6346
Cream Management & Consulting
24-Hour Emergency Number
..... (888)319-8827

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



In case you missed the October 12, 2021 Board of Director's Meeting, the following is a recap of items discussed.

The meeting was called to Order and opened with a few brief announcements.

Announcements:

1. Management is currently working on our operating budget for 2022. If anyone would like to volunteer to work on this with management, please contact Jennifer by email. All owners suggestions are welcome. We urge all Owners not to speculate on maintenance increases. We are in first round and still confirming costs.
2. The Board of Directors is requesting that all Owners and Residents be considerate and stop piling their garbage at the receiving entrance. For many Owners and Visitors, the receiving area is the main entry. It is unsightly to always come home and see our neighbor's garbage. A notice to Owners and Residents will also go out concerning this area.
3. Thank you to the Owners who removed their decorations, bicycles and artwork from our common area. We will be continuing to monitor the hallways. The Board of Directors would like to thank our 3 volunteers, Franco, Rita and Helen for their continued assistance in our building inspections.

OLD BUSINESS:

A) Sea Wall Inspection:

The Board of Directors engaged Industrial Divers Corp. to complete a Level I visual inspection of the entire seawall, approximately 1,325 linear feet. Three divers with full equipment completed this inspection in August. We are pleased to report that only minor repairs are required, 90 percent of which are above the water line. We are awaiting final contractor pricing to award the project. We do not anticipate these repairs to be part of the next special assessment. We will be using reserve funds to pay for this repair. Both the video inspection and written report are available to all Owners by making a written request through the management office. Additionally, the permit for the seawall repairs from the car accident is expected shortly. The

Continued on page2

In Case You Missed It (cont. from page 1)

building department returned the plans with one comment that the vendor is resubmitting. Once received, work will begin promptly in this section. In addition, the maintenance staff will be pressure cleaning and re staining the docks over the next month.

B) Balconies:

The Board of Directors engaged Advanced Engineering and Inspection Inc. to provide a full 208-unit study of our balconies. 206 units were entered, two were not. We want to thank everyone, Owners and Residents for their cooperation during this inspection period. We have now received the written report which confirms that 41 balconies were found to have major spalling issues. 78 additional balconies were found to have minor spalling issues. 38 balconies were found to have deficiencies with stucco cracks on floor edge. The stucco cracks on the floor edges will be sealed when the building is painting. 44 units were determined to have no deficiencies. There are 8 balconies that will require immediate spalling repairs. Per our engineer, these 8 balconies must be addressed within the next 90 days. We will be separating out these 8 balconies as a separate contract and will address these as an emergency while the bid package is being secured for the remaining balconies. We are awaiting the scope for these 8 balconies to be finalized. There are two units that the engineer has recommend closing the balconies to Owners and notice has been given to these Owners. We will also be pricing screen and aluminum replacement as part of the larger project. We do not have any cost estimates at this time. We do expect these repairs to be part of a special assessment. We will be engaging Tally engineering as the special inspector for the balcony project including threshold inspections. The balcony

inspection reports are available to all Owners by making an email or written request to Jennifer in the management office.

C) Update on Atlantic Broadband:

Atlantic Broadband has completed the installation and testing of the fiber optics to the building and the clubhouse.

Atlantic Broadband hosted a Webinar in September which all Owners and Residents were invited to participate. Notes of the meeting were recently emailed out to Owners and Residents and made available in the building lobby.

All Owners and Residents should contact Atlantic Broadband directly to schedule their installation date. Owners have until October 2022 to schedule their installation. We intend on giving notice to Upstream at the end of the month. The official Activation Date of the Atlantic Broadband contract will be November 04, 2021. The door fee will be paid by Atlantic Broadband ninety (90) days from November 04, 2021.

Many Owners and Residents have already made the switch to Atlantic Broadband. Comments received have been overwhelmingly positive. Owners have the option of returning their Direct TV equipment to either UPS or FedEx locations. Bring your account number with you and these vendors will ship the equipment back to Direct TV at no cost to Owners. If any Owner or Resident needs assistance in the returning of their equipment, please email Jennifer or contact the management office.

If any owner or resident needs additional help with the system, tutorials are available on Atlantic Broadband's website or work with your installation technician.

Please contact Atlantic Broadband directly to schedule your installation at your convenience. The customer service installation desk number is 855-209-4498.

D) Clubhouse update:

We are pleased to announce that we

Continued on page 3

Looking for an agent?

Isac  *Keboudi*

**BUYING, SELLING OR
RENTING. I'M A CALL AWAY!**

Hablo Español/Falo Português

Website www.miamiocean.com

Phone (305) 606-7879

Email miamiocean88@gmail.com



In Case You Missed It (cont. from page 2)

have finally obtained the permit for the clubhouse and demolition is underway. We have engaged Advanced Engineering and Inspection as the special inspector on the project. North Star is on track for completion on or near December 01, 2021. We will make every attempt to keep the pool deck open, but we ask everyone's cooperation on the days we indicate the pool is closed. Please do not hop over the railings, cut caution tape or cut the zip ties.

E) Main Roof, Hvac Project, And Parapet Repairs:

We are pleased to announce that the roof replacement is completed with the exception of minor punch list items. The roof had three lift tests completed in various sections the last week of September. All sections passed with over 400 psi applied. No additional roof leaks have been reported since the last Board of Directors meeting.

We received four bids for the parapet wall and stairwell repairs based on the RAS engineering scope of work. We have awarded this work to North Star as they were the low bidder of four. We expect this work to commence shortly but consider this an emergency as to not damage our new roof. Water is penetrating through the holes in the stucco. The funds for this repair will come directly from the Hurricane

Irma 2017 settlement as a majority of these repairs are a direct result of wind damage which occurred during the storm. RAS will be the special inspector of this work.

90% of the HVAC new piping on the roof has been installed along with the new stanchions which support the piping system. Additionally, the new bypass system has been installed which now allows maintenance and contractors to complete future maintenance without having to shut down the property. However, we have a substantial leak in our gearbox. Shoreline has been engaged to make this repair. We have now been told this repair can be made using the bypass and we will not have to shut down the system for this repair.

F) Main Building waterproofing and painting:

The Board of Directors met with Tally engineering to obtain costs to put together the scope of work for waterproofing and painting of the main building as well as re caulking of all the exterior windows of the main building. We will be tying in the balcony repairs with repainting. Balconies need to be completed first. We do not have any estimates of cost at

Continued on page 4

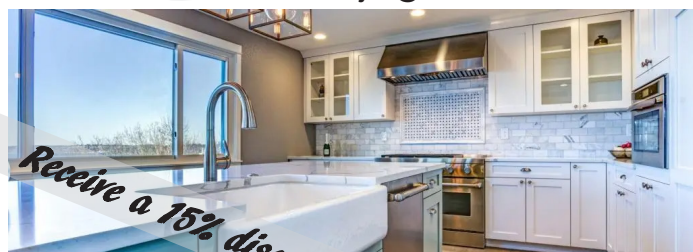
DIAMOND REMODELERS

Full Service Contractors

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 *Remodeling Experts, family owned for 40 years.*

*specializing
in condo &
apartment interiors*

Jeff Diamond & Anthony Lasorsa
305-865-9005
www.diamondremodelers.com
jeff@diamondremodelers.com



Receive a 15% discount on any remodeling job!



Painting & Services Unlimited Lic. CC94BS00437
Lasora Enterprises, Inc CGC031497 Licensed & Insured General Contractor

Kitchen & Bathroom Remodeling

Satisfaction and Quality Guaranteed

REMODELING • INSTALLATIONS

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

*"Your Experienced
Handyman"*

PAINTING & SERVICES UNLIMITED

- Painting, Condo, House, Apt. Roof Painting
- Popcorn Ceiling Removal
- Smooth Ceilings
- Framing, Drywall & Finishes
- Full Service Contractors
- Plumbing & Electrical Service
- Doors / Windows
- Mirror Installation

EST. 1980

- Design & Management Services
- No Job Too Small
- Free Estimates
- Service & Quality at Reasonable Prices
- Commercial & Residential
- Habla Español

**15%
Off**

*any
remodeling
job!*

**10%
OFF
Any
Service**

Valid With Coupon.
Not To Be Combined
With Other Offers.
Exp 11/30/2021

In Case You Missed It (cont. from page 3)

this time. We expect this work to be part of the next special assessment.

Many Owners have approached the Board of Directors with their desire to replace the hallway carpeting and to repaint the interior of the building. While we agree these projects need to be addressed, the exterior is our priority. Safety matters need to be addressed first. Timing wise, interior repairs will most likely be considered for 2023.

G) Parking lot repairs

On August 31st, 2021, we met with Surreal Engineering. They are a Department of Transportation approved contractor and engineering firm. We are still awaiting receipt of the proposal to complete a camera inspection of all of the drains throughout the parking lot. Once this is completed, a scope of repair will be determined, and the package will go out to bid. This scope will also include having updated site drawings completed. Once all repairs are completed, the parking lot will receive full re-paving, striping and car stop numbering. We do not

have cost estimates at this time. Due to the Surfside collapse and the additional building inspections started in both Broward and Dade counties, getting civil and structural engineers to respond has become challenging. We expect the costs will be substantial and do plan on including this item in the next special assessment.

H) Receiving area awning

The replacement of the receiving area awning is underway. Permit is printed and posted. City inspections are going well. Once the canopy is replaced, maintenance will be repainting the floor areas at receiving.

NEW BUSINESS

A) Insurance Claim 2019:

In August of 2019, Lake Point Tower Condominium Inc. started a lawsuit against former Board members for gross negligence committed against our Association. By doing so, a claim was made against our insurance companies Director and Officers coverage. All former Board members were represented by the insurance company. All former Board members were represented by the same legal counsel. On September 17, 2021,

after almost four hours of mediation, Lake Point Tower Condominium Inc. agreed to settle our lawsuit against the former Board members and the insurance company representing them. All four Board members, Lisa Greenberg, Bernard Calot, Pierluigi Montanini and Russell Sova agreed to bring this matter to resolution through mediation. Ron DeMaio was excluded from any and all discussions concerning this matter.

Pursuant to the Settlement agreement: Paragraph 10, "The Parties further agree that they will not in any way publicly disparage any other party and will refrain from taking any action and will cease taking any action that negatively impacts, disparages, call into disrepute, defames, slanders, or otherwise criticizes a party, its organization, its representatives, its reputation, products, services, management, directors, officers, insurers, and employees."

Paragraph 11, "Confidentiality. The Parties expressly represent and warrant, on behalf of themselves and their respective counsel, that, as a material condition of this Agreement, the terms and conditions of this settlement are to remain strictly confidential. The Parties and their respective agents and representatives agree and promise to keep the terms and conditions of this Agreement and the exchange of consideration hereunder strictly confidential to the extent permitted by law, and that neither will disclose or consent to disclosure by others, discuss, or otherwise disseminate that information or the manner in which the claims have been resolved to anyone in any way, unless so required by a validly issued subpoena, self-regulatory organization, or governmental agency having jurisdiction in connection

stellar
Public Adjusting Services
Professional Insurance Claim Representation

GOT HURRICANE DAMAGE? GET HELP NOW!

TIME IS RUNNING OUT TO GET PAID ON YOUR CLAIM

NO RECOVERY, NO FEE!

DON'T MISS THE DEADLINE

FREE SECOND OPINION INSPECTION

LOCAL PUBLIC ADJUSTERS READY TO INSPECT

CALL US TODAY FOR ANY TYPE OF CLAIM!

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

STELLARADJUSTING.COM 2450 NE MIAMI GARDENS DR. SUITE 200, MIAMI, FLORIDA 33180

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 DISREGARD THIS ADVERTISEMENT.

License #PT15214

Continued on page 5

In Case You Missed It (cont. from page 4)

with an investigation or proceeding conducted by such agency. The Parties also represent and warrant to each other that it is understood and agreed that if the Parties receive any third-party inquiries about the terms and conditions of this Agreement, the Parties may only make a statement to the effect that the dispute between the Parties has been resolved, but without revealing the terms or substance of any part of this Agreement. The Parties agree that this provision will not prevent the Association from disclosing the terms and conditions of this Agreement to its members as part of its requirement under §718.111(12)(a), Florida Statutes, members of their respective accountants, tax advisors, and the IRS for income tax reporting purposes. However, to the extent that any of the Parties might disclose this information to these limited categories of individuals, the Parties (and their respective attorneys, if applicable) agree to advise any such individual of the strict confidentiality provisions and that the confidentiality provision pertains to all persons that have knowledge of or are informed about the terms and conditions of this Agreement as set forth in this section.”

The Board of Directors decided the best thing for our community is to bring this matter to a conclusion. We hope with this decision we can continue building bridges of relationships and move our community forward into the new year in a positive light.

If any Owner would like further information concerning this settlement, please make a written request or email jennifer@thecreamgroup.com

B) Vote on insurance funds use:

A motion was made to put the settlement money into Lake Point Tower Condominium Inc.’s operating account at Valley Bank. The motion was seconded and the four Board members who attended voted unanimously to approve the motion.

Owner Q & A followed.

Meeting was adjourned.

**PHYSICAL & OCCUPATIONAL THERAPY**

Are You Suffering From Back Pain, Poor Balance, Weakness?



We offer Ultrasound, Massage, Balance & Vestibular Therapy
Cardiac, Neurological and Senior Rehab
Exclusive 1 on 1. In the Comfort of your Home
Protective Equipment Protocols

THERAPY IN YOUR HOME

Licensed Medicare Provider FL8318

Brian Cairts @ 954-328-1505 | bcaits@bellsouth.net

**ALBANY HOMES
CONSTRUCTION**
General Contractor

www.AlbanyHomes.us
786-271-7192 | mts@albanyhomes.us

**SERVICES INCLUDE:**

Bathrooms • Kitchens • Wood & Tile
Floors • Patio & Driveways • Interior
Trim • Painting • Small & Large Jobs

“We Make Homes Better”



“A man who stops advertising to save money is like a man who stops a clock to save time.” — Henry Ford

CGP publishes monthly newsletters for over 50 condos; each written & delivered to each resident by the board & management.

Advertise to over 30,000 condo residents.

**COASTAL GROUP
PUBLICATIONS, INC.**

305-981-3503 www.cgpnewsletters.com

PUMPKIN CHILI

Ingredients

- 1 tbsp. olive oil
 - 1 lb. ground spicy Italian sausage
 - 1 onion, chopped
 - 1 red bell pepper, chopped
 - 3 garlic cloves, chopped
 - 1 1/2 tbsp. chili powder
 - 2 tsp. ground cumin
 - 1 tsp. kosher salt, plus more to taste
 - 3/4 tsp. ground black pepper, plus more to taste
 - 1/2 tsp. ground cinnamon
 - 2 15 oz. cans fire-roasted tomatoes, not drained
 - 1 15 oz. can kidney beans, drained and rinsed
 - 1 15 oz. can black beans, drained and rinsed
 - 1 15 oz. can pumpkin puree
 - 2 1/2 c. chicken broth
- Roasted pumpkin seeds, sour cream, shredded sharp cheddar cheese and avocado, for garnish, if desired

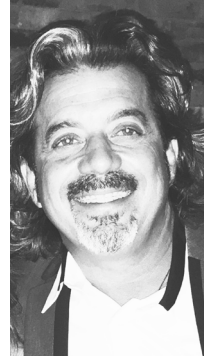


1. In a large Dutch oven, heat the oil over medium heat. Add the sausage and cook, stirring to break into pieces, until browned and cooked through, 8 to 10 minutes. Using a slotted spoon, transfer the sausage to a paper towel lined plate to drain.
2. Add the onion and bell pepper to the Dutch oven. Cook over medium, stirring, until softened, 10 to 12 minutes. Stir in the garlic, cumin, chili powder, 1 teaspoons salt, 3/4 teaspoon pepper and cinnamon. Cook, stirring, for 30 seconds.
3. Stir in the tomatoes, kidney beans, black beans, pumpkin puree, chicken broth and sausage. Bring to boil over medium-high. Reduce heat to medium-low, cover and cook, stirring occasionally, until the flavors meld, about 20 minutes.
4. Season the chili with salt and pepper. Serve, garnishing with pumpkin seeds, sour cream, cheese and avocado, if desired.



One Dollar Emergency Dental Visit Including Necessary X-Rays

NEW PATIENTS ONLY.



Meet Your
Neighborhood Dentist
Dr. Edy A. Guerra

Over 20 years in Surfside / Bay Harbour / Bal Harbour

Two Locations to Better Serve You

9456 Harding Ave.
Surfside, FL 33154

4011 W. Flagler St.
Coral Gables, FL 33134

(305) 866-2626

<http://www.dentistsurfside.com/>



PATRICKJAIMEZ PA

Mobile (786)-277-7355
Direct (305)-459-5019
patrickjaimez@gmail.com

COLDWELL BANKER
GLOBAL
LUXURY

www.patrickjaimez.com

Hablo Español / Falo Português
Selling Real Estate for over 20 years!

DON'T LET COVID-19 STALL YOUR SALE

My exclusive marketing program will reach buyers quickly and virtually through:

Property Video Tour
Online Advertising
Social Media Posts

Property Website
Customized Email Distribution
Virtual Showings

CONTACT ME TODAY TO TELL YOU ABOUT HOW I CAN GET
THE MOST ONLINE ATTENTION FOR YOUR PROPERTY.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

Published monthly at no cost for Lake Point Tower by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.