



# Lake Point Tower

## Monthly Newsletter

Volume 12 Issue 5

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

December 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

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### 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

## Second Thirty (30) Day Notice of Election & Annual Meeting of the Members of Lake Point Tower Condominium, Inc.

### TO ALL MEMBERS:

In accordance with 718.112, (2).(d.), subparagraph (4).(a.) and the Bylaws of Lake Point Tower Condominium, Inc., you are hereby notified the Annual Meeting of the Members of Lake Point Tower Condominium, Inc. shall be held on **Monday, January 3<sup>rd</sup>, 2022 at 7:00 p.m. EST, at the community clubhouse located at 100 Golden Isles Drive, Hallandale Beach, FL 33009 VIA ZOOM ONLY**, for the purpose of electing Directors and of transacting any other authorized business. For the safety of our Members, and due to coronavirus restrictions, **we will not host an in-person meeting.**

As you were previously notified, Chapter 718 Florida State Statutes require, that any eligible person who desires to be a candidate for the Board of Directors provide written notice of their Intent to Run not less than forty (40) days prior to the scheduled election. In response to this deadline, three candidates provided notice that they wish to run for election for the open Board positions. Because there are only three (3) seats available and only three (3) qualified candidates submitted their Intent to Run, in accordance with the First Sixty (60) Day Notice, Lake Point Tower Condominium, Inc. will host an UNCONTESTED ELECTION at our Annual Members Meeting scheduled for Monday, January 3<sup>rd</sup>, 2022, at 7:00 p.m. via Zoom.

The following owners have submitted their Intent to Run for a position on the Board of Directors:

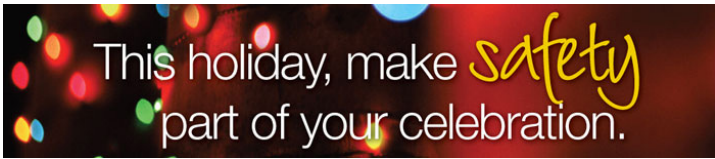
**BARTOLOTTA, FRANCO**  
**DEMAIO, RONALD**  
**MALKINA, TAMARA**

### ANNUAL MEMBER MEETING AGENDA

- |  |                                      |
|--|--------------------------------------|
| 1. Calling of the Roll and Certifying of Proxies, Quorum Determination | 5. Reports of Committees             |
| 2. Proof of Notice of Meeting, Affidavits                              | 6. Uncontested Election of Directors |
| 3. Reading of Minutes  | 7. Unfinished Business               |
| 4. Reports of Officers   | 8. New Business                      |
|  | 9. Adjournment                       |

On behalf of the Lake Point Tower Association, Inc. Board of Directors  
Jennifer Kelehar, CAM

# SAFETY TIPS FOR HOLIDAY DECORATING



The holiday season can bring lots of joy into our homes, but it's also a time for potential safety hazards. The following tips from the National Safety Council will help your family have a safe holiday.

### Exterior Decorations

- Do not overload circuits with too many lights. Only use lights that are rated for outdoor use.
- Make sure that any extension cords running power to exterior lights are shielded from moisture and protected from the weather.
- Secure all exterior decorations to prevent accidents caused by wind or heavy snow.

### Interior Decorations

- Do not buy a dry Christmas tree. Remember to water your tree every day.
- When buying an artificial tree, choose one that has been labeled fire-resistant.
- Keep the tree away from your fireplace, radiators, and other heat sources that can cause a fire.
- Check lights for broken sockets, frayed or bare wires, as well as any loose connections.
- Use no more than three light sets on any one extension cord.
- Be sure to use indoor lights only indoors, and outdoor lights outdoors.
- Turn off all lights on your tree and decorations when you go to bed or leave the house.
- Use only tinsel made of material that is nonleaded and nonflammable.
- Place the menorah and other candles out of the reach of children.
- Never leave burning candles unattended, and always supervise children when they're near candles.

Many Christmas plants, including mistletoe, holly berries, and amaryllis, can cause severe stomach problems if eaten. Keep them out of children's reach.



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## Creamy Chocolate Fudge

- 1 (7 oz) jar marshmallow creme
- 1 ½ cups white sugar
- ¾ cup evaporated milk
- ¼ cup butter
- ¼ teaspoon salt
- 2 cups milk chocolate chips
- 1 cup semisweet chocolate chips
- ½ cup chopped nuts
- 1 teaspoon vanilla extract

Line an 8x8 inch pan with aluminum foil. Set aside. In a large saucepan over medium heat, combine marshmallow cream, sugar, evaporated milk, butter and salt. Bring to a full boil, and cook for 5 minutes, stirring constantly. Remove from heat and pour in semisweet chocolate chips and milk chocolate chips. Stir until chocolate is melted and mixture is smooth. Stir in nuts and vanilla. Pour into prepared pan. Chill in refrigerator for 2 hours, or until firm.



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# CINNAMON TOAST COCONUT CRUNCH

This simple crowd-pleaser is great for your holiday's signature cocktail, and all are available for delivery at LiquorSplit.

**INGREDIENTS:**

- 1½ oz. Hard Truth Cinnamon Vodka
- 1½ oz. Hard Truth Toasted Coconut Rum
- 1½ oz. Hard Truth Toasted Coconut Rum Cream
- Cinnamon & sugar, for rim

**CRAFT:**

1. Rim coupe or martini glass with cinnamon sugar, and set aside.
2. Add all Hard Truths to ice-filled bar shaker. Cover, and shake to chill.
3. Strain into prepared glass. Enjoy!



Single servings, add equal parts (one to two ounces each) of Hard Truth Cinnamon Vodka, Hard Truth Toasted Coconut Rum, and Hard Truth Toasted Coconut Rum Cream to an ice-filled bar shaker, cover and shake to chill, then strain into your favorite martini glass. If desired, garnish with a sprinkle of cinnamon. For a party pour, mix one bottle of each Hard Truth into a serving vessel, and mix well. Serve chilled.

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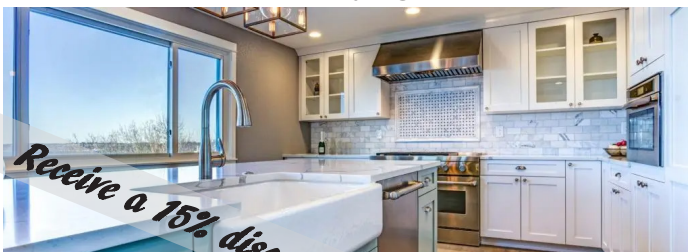
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