



# Lake Point Tower

## Monthly Newsletter

Volume 13 Issue 2

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

September 2022

### BOARD OF DIRECTORS

**President** ..... Lisa Greenberg  
**Vice President**... Franco Bartolotta  
**Treasurer** ..... Tamara Malkina  
**Secretary** ..... Russell Sova  
**Director** ..... Ronald DeMaio

### PROPERTY STAFF

**Manager** ..... Monique Henry  
*propertymanager@lakepointtower.net*  
**Maint. Sup.** ..... Oscar Quesada

### IMPORTANT NUMBERS

**Office** ..... 754-232-3313  
**Guard House** ..... 754-303-9043  
**Lopez Management Service**  
..... 954-654-6033

### OFFICE HOURS

**Monday-Friday** .. 8:00am - 4:00pm

### REMINDERS AND UPDATES

We will have a special meeting on 9.21.2022 in Clubhouse and via Zoom at 7 pm.  
As of October 1, 2022, payment made in the office after the 5th will need to be mailed by the unit owner. Management will not take any payment in the office after the 5th of the month.

### Lake Point Tower Condominium Association, Inc. BOARD OF DIRECTORS MEETING

**MINUTES**  
**AUGUST 25, 2022 7:00 p.m. Meeting**

**CALL TO ORDER:**  
The meeting was called to order at 7:08 p.m. by Ron Demario

**QUORUM:**  
Franco Bartolotta, Vice Russell Sova, Secretary Ronald DeMaio, Director Tamara Malkina via Telephone. **Present from Management:** Monique Henry, CAM; Hector Lopez, Lopez Management Services. **Present from Legal:** Marlon Bryan, P.A., Association Attorney

**PROOF OF NOTICE OF MEETING:**  
**POSTING.** Notices were posted on the condominium property in accordance with the Bylaws and Florida Statute 71 8. 1 1 2 within 48 hours in advance.

Russel Sova makes a motion to waive the previous meeting minutes motion was second by Ron DeMaio; Unanimously approved by all.

**NEW BUSINESS:**  
**Discussed by Ron DeMaio**  
This meeting has been called to bring all Owners up to speed on the necessary building repairs to be accomplished on the main building. As previously informed, there are numerous apartments that have water penetration issues. Some of the units affected have already had repairs made, and one year later, the repairs are failing. The assessment being discussed is for the emergency repairs needed due to water penetration on the 13 and 14 lines only. These repairs will be considered



**BOARD MEETING**



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

*Continued on page2*

**Board Meeting** (cont. from page 1)

Phase 1 of the total building repairs needed. Once Phase 1 is completed, we will be moving forward toward the 15 and OJ lines. Although we now have multiple lines, the 02, 03, 04, 05, and 08 that are leaking, after a survey, it was decided that lines 13 and 14 were the most compromised at this time.

This decision was made on the advice of the engineer, the Management Company, and the Board of Directors.

The following is a list of work that will be performed during each phase:

1. Balcony repairs
2. Stucco repairs
3. Window caulking and sealing
4. Removal of old cable wiring from the exterior of the building
5. Waterproofing and painting.
6. Replacement of railings and screens

It is important to note that the stucco and balcony repairs were based on a visual inspection and pricing was based on linear foot cost. Once the swing stage is in place the engineer will do a more in-depth inspection, floor by floor. Owners have also informed the cost to complete the necessary repairs that are covered in this proposal could change once the engineer has done his evaluation. Should these costs go up for these two lines, an additional special assessment will need to be passed.

Unit owners on the 13/14 line were advised to remove all their balcony furniture during the construction of their unit. Management will also notify each floor in writing when the anticipated start date for their unit has been set. Balconies will be locked off from the outside so the owner's balcony will not be available while the contractor works on the above floor, the owners' floor, and the balcony below their unit. The contractor, the association, and The Board of Directors assume no liability for furniture, clothes, artwork, or any other personal belongings. The shade shutters will be removed and will be the responsibility of the unit owners to pay to have them re-installed as they are not part of the common elements. The Board is obtaining a fixed cost from the chosen contractor to re install the shade shutters once the repairs are completed.

If you are unable to complete the necessary preparation in your unit, please contact Monique via email as soon as possible so we can coordinate assistance as needed.

Owners were advised the project should commence in the next 14 days from the signing of the contract and will take approximately 4 to 6 months to complete, weather permitting. Based on this estimate of time, the entire building project will be approximately 18-24 months. This should give the Board a better understanding of how many months we will be able to give owners on the second assessment. The first assessment is estimated at approximately \$781,000.00. A special assessment meeting will be held in two weeks' time for the board to vote on this first assessment. The present plan is to use all the money from the money market account, approximately

\$306,000.00 to help offset this first assessment. Currently, for this phase, we are going to ask that all owners pay this first assessment in 3 months.

This should give the Board a better understanding of how many months we will be able to give owners on the second

*Continued on page 3*

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**Board Meeting (cont. from page 2)**

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Ron DeMaio made the motion to approve the Florida Choice Contract to address the active leaks in lines 13 and 14, for the initial amount of \$515,000, due to the emergency basis. Second Tamar Malkin, 3rd Franco Bartolotta 4th Russell Sova motion passed unanimously.

**LEGAL**

**Discussed by Marlon Bryan**

After reviewing contracts and references, the Board has decided to hire Florida's Choice Contracting. This vote is being made pursuant to Section 718.112(c)1, Florida Statutes since the Notice did not include this approval on an emergency basis. This emergency action shall be noticed for the next meeting and this vote approved at that time.

**Adjournment:**

Ron DeMaio motions to adjourn at 9:03 pm. August 25, 2022. Russel Sova 2nds, unanimous approval.

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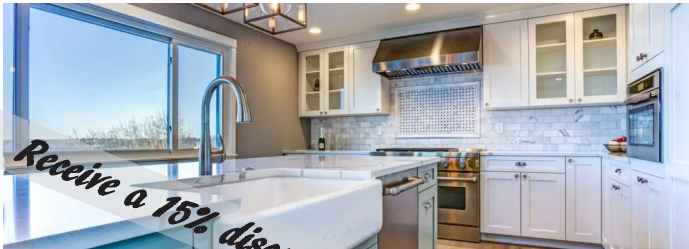
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