



Lake Point Tower

Monthly Newsletter

Volume 14 Issue 6

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

January 2024

BOARD OF DIRECTORS

President Matthew Hasson
Vice President... Franco Bartolotta
Treasurer Rosa Gomez
Secretary Lina Farrar
Director Bob Miller

PROPERTY STAFF

Manager Rosario Idiaquez
propertymanager@lakepointtower.net
Maint. Sup. Oscar Quesada

IMPORTANT NUMBERS

Office 754-232-3313
Guard House 754-303-9043

OFFICE HOURS

Monday, Wednesday and Friday
9:00 am - 5:00 pm
Tues, Thurs ...closed for administrative

PRESIDENT'S MESSAGE

Hi All LPT Owners,

We had our annual elections Monday night and here are the results:

2024 Elected Board Members:

96 votes - Robert (Bob) Miller
94 votes - Franco Bartolotta
91 votes - Arcagelina (Lina) Farrar

Additional Running Candidates:

79 votes - Aldana Bordon
74 votes - Tamara Malkina
67 votes - Gary Vaksman



I first would like to thank Tamara for serving on the board for the last 2 years.

I would like to congratulate Bob, Franco, and Lina on their election to the board.

I would like to thank Aldana and Gary for a competitive campaign.

Obviously, every year, when we run these campaigns and invest a lot of energy and time, it can be a little disappointing if the candidate or the voters (Unit Owners) don't get the outcome they want. It happens at every election in the real world and LPT is no different. But I can assure you that no matter who is on the board, the priority is to *all* owners and the building regardless of the election outcome.

Here are some of my goals in the coming months:

1. I believe in getting as many unit owners involved in the building to contribute or volunteer their time or expertise. This is either our permanent home, winter retreat or investment. Regardless of your situation, you have a responsibility to help the building in any way possible. The board is just advising and setting direction, but real work comes from the people in the building to assist with making this building a better place for all.
2. One of the ideas passed around is having more events in the building to bring everyone together. I've been discussing some ideas and I ask each and every one of you to please participate and bring some of your own ideas to me so we can make them a reality.



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

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BOD Accomplishments (cont. from page 1)

3. There are obviously a lot of people that like to complain about things online, such as toilet paper missing. But I can assure you that complaining online about toilet paper is not going to get you the results you need, and it just makes the person complaining look silly. Especially, when they say things anonymously or under an alias name. The appropriate way is to tell the Property Manager and they will correct it right away. Therefore, I just ask everyone to limit your time online and misinformation. I ask everyone to talk to the source, Property Manager, and if you aren't getting the answers or results, just call or email me. As a small example, recently an owner in the building was complaining about water intrusion into their apartment for years with no prior help from previous boards. I had an engineer do a review and make a recommendation to fix the situation. We went with the recommendation, which was minor in nature, and now it appears it might have fixed the issue.

4. We still must focus on cost saving measures. There is still a lot of waste, and we need to eliminate as much as possible.

5. We have major projects needed this year and here is a quick summary:
- a. 50 Year Inspection (Structural and Electrical) - Engineer was paid deposit and waiting on the schedule to commence inspection.
 - b. Clubhouse Roof Water Damage Trial is set for end of January.
 - c. Milestone Inspection (TBD) - Need to talk to engineer and see what is involved in this inspection vs. 50 Year Inspection.
 - d. Structural Integrity Reserve Study (SIRS) - Required to be completed by year-end.

- e. Hurricane Windows - Preliminary quotes received, however, a formal bidding process needs to be sent out.
- f. Concrete Restoration (entire building except 13/14 because they are complete) - a formal bidding process needs to be sent out.

If anybody has any recommendations for Windows or Concrete Restoration, please let me know ASAP so they can be involved in the bidding process and negotiate the best prices for all of us.

I'm looking forward to another successful year and continued improvements to the building.

Thank you for your continued support.

Matthew Hasson, President
Lake Point Tower Condominium

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DEALING WITH THE FLU

It's that time of year again--flu season is here. Each year as many as 30 million people contract the flu in the United States, leading to 20,000 deaths a year. At most risk is the elderly, those with chronic disease like diabetes, asthma, or heart disease, and infants.

The flu is like a cold in many ways. Both are respiratory infections, but the symptoms can vary. A fever, general aches and pains and fatigue usually accompany the flu. You may also experience a sore throat, coughing or sneezing. If a cold is misdiagnosed as the flu, there is usually no problem. But the flu misdiagnosed as a cold can possibly lead to serious complications like pneumonia being overlooked. If you have any symptoms of the flu, you should contact your doctor as soon as possible.

There is no cure for the flu, but there are things you can do to make yourself more comfortable during the duration. The best course of action in dealing with the flu is to get plenty

of rest and drink lots of fluids. Fever can be treated with acetaminophen. Be sure to talk to your doctor to get advice about using a decongestant/antihistamine to treat nasal congestion. Antibiotics have no effect on the flu because it is caused by a virus.

And what about chicken soup? Well, it can't hurt! Although it doesn't cure anything, it can soothe a sore throat, clear clogged passageways, and hydrate you. It is good TLC at a difficult time.



If you do find that you are suffering from the flu, consider getting the flu shot next year. These are generally given in the fall, and must be received each year, as the strains of flu vary from year to year. In the meantime, remember that time and rest is the best cures of all for flu sufferers.

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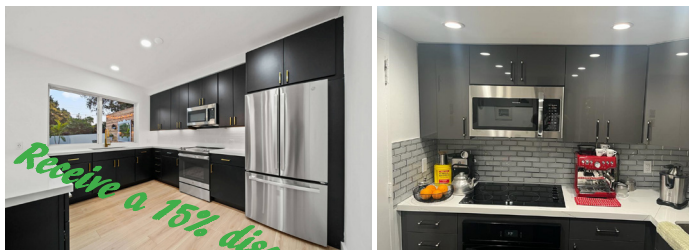
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