



# Lake Point Tower

## Monthly Newsletter

Volume 14 Issue 7

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

February 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.** ..... Jose Garcia

### 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



## MESSAGE FROM THE BOARD

Hi All LPT Owners,

It's hard to believe it has already been over a month since the election. The new Board has been very busy organizing the team's skill sets to review & set goals for 2024.

### Window Replacement and Concrete Repair Outline & Timeframe:

- January – bid packages went out to contractors for window replacement & concrete repair. (7 Concrete Restoration and 5 window companies recommended by LPT owners received bid packages)
- February – contractors site visits regarding project scope, walk through and bid questions.
- March 1st – all bids are due.
- Early March – Board will be reviewing all bids and narrowing down the final bidders.
- Mid-March – Board will be presenting the bid information to community/ membership. There will be opportunities for questions & answers.
- March – The Board along with the accountant will work on special assessment requirements, costs analysis and financing options.
- March/April - present the final project bid to the community, assessment needed for the project and outline of the project timeline.

### 50 Year Re-Certification Status:

The 50-year structural & electrical inspection requirement by the City of Hallandale started in January. The inspection company hired is Florida Engineering, both the structural and electrical engineers have completed their physical inspection on property. The Board is waiting for the report and will let us know the issues they have found. Next step, depending on the report requirements, LPT will need to repair items to meet the 50-year certification.



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

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**Message from the Board** (cont. from page 1)

Once everything passes, we will submit our engineering report to the city of Hallandale for compliance.

**Structural Integrity Reserve Study (SIRS) Status:**

The SIRS is a recently passed requirement for Florida Condominiums within 3 miles of the coastline. The study must be completed by the end of 2024. LPT will need to be ready to handle the Full Reserves for the major components of the building.

There are 8 structural elements that are included in the study:

- Roof
- Structural Systems
- Fireproofing & Fire Safety
- Exterior Painting & Water Proofing
- Plumbing
- Electrical Systems
- Windows and Exterior Doors
- Other elements over \$10,000 that have an impact on the structural integrity of the building.

**Our Routine Maintenance & Repair Status:**

We welcome Jose, our new senior maintenance lead. The Board has decided at this point our community needs 1 senior maintenance lead, 2 janitors and 1 cleaning person for the day-to-day activities. Please thank our CHI team if you see them around the property.

Small and medium-sized maintenance issues are being addressed daily. The list is quite long, so please be patient. We are putting together a more comprehensive maintenance schedule to improve the execution of pending items. Also, we are setting higher expectations for CHI services. We are also going to post carpet cleaning, shampooing and pest control schedules so owners can better assist in planning. We need to work together as a community to continue making improvements going forward big or small.

Urgent Seawall and sinkhole repairs are going out for bid. 4 companies

have been invited to bid for the short-term repairs. Bids are expected to be received by 2/21/24. Results will be presented to owners by the next BOD meeting.

**Property Manager Expectation:**

If you see our property needs attention, please let the LPT office know via email at [propertymanager@lakepointtower.net](mailto:propertymanager@lakepointtower.net). It's best if you can compile a list along with any photos. Please keep in mind, we may already be aware of the need and be mindful of Rosario's time. Currently, she gets 100+ emails a day and endless phone calls. Again, thank you for your patience and be respectful to her and the office hours posted on the door for face-to-face meetings. Rosario has only been our property manager since November 2023, about 3 months. She has been diligently learning the building's needs & our owners. One of her major roles is to enforce

*Continued on page 3*

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**Message from the Board** (cont. from page 2)

our Bylaws and Rules and Regulations that have been set forth since 2016. We appreciate that our owners and tenants ensure that everyone follows these rules. Violators will be reported and actions plus fines will be taken. To help ease the burden of information, the Board has taken the approach of posting information to the LPT portal <https://portal.goenumerate.com>.

**The Board Expectations:**

The Board appreciates you trusting them to oversee our major projects, compliance requirements, contracts, and budget of \$2.3 million dollars. Remember, the board is a volunteer (not paid) position, we provide our time and expertise to give back. We continue to learn and improve our Association every chance we get. We will continue being good stewards of our funds, improve our building infrastructure, create better plans, seek

ways to expand security, continue to build reserves for future needs, continue to communicate/engage with owners, build a stronger community because this is our home, or home away from home. The Board believes in working together with a positive, respectful attitude and outlook. If you have a skill, talent, or volunteer time that you can contribute, please let our property manager or a board member know, to see how to help. It's everyone's obligation when we purchase at LPT to be part of a respectful community that shares a common goal. We want peace, happiness, and a safe community as we bring the property and neighborly values back to its former beauty & glory.

Thank you for your continued support.

Board Members  
Lake Point Tower Condominium

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