



Lake Point Tower

Monthly Newsletter

Volume 14 Issue 8

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

March 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

Welcome Spring



MESSAGE FROM THE BOARD

Hi All LPT Owners,

We are pleased to share the progress in some of the most important aspects that the BOD is working on behalf of all owners of Lake Point Tower Condominium as follows:

Congratulations! LPT is now 50 years old this year.

KEYS ARE REQUIRED IN THE OFFICE

The fire inspection failed partly due to units that could not be accessed. It is mandatory for each owner to provide a set of keys to the office lock box so that in case of an emergency, the property manager has access to the unit. We are still missing some keys, so please provide them ASAP, otherwise, the HOA will send a violation of at minimum \$100/day as well as the cost for re-inspection due to your unit not complying.

LPT RULES & REGULATIONS:

Warnings with Penalties and fines will be enforced. We are working hard to have everyone comply with all the Bylaws, Rules, and Regulations. Therefore, we will now start issuing fines of \$100/day to make sure everyone works together to keep our building safe and courteous to our neighbors. These Rules and Regulations are to everyone's benefit, so we have a well-run and efficient building environment for all to enjoy. We thank everyone for your cooperation and if you see something, then please take a picture, say something and tell the office so we can rectify the situation.

TREASURER UPDATE:

Financial Aging Report continues to improve. We have 181 owners (87%) registered on LPT portal. 112 Owners are monthly autopay enabled. Another

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

Message from the Board (cont. from page 1)

45 Owners login and pay online each month. 75% of the owners pay through our system. We encourage you to continue paying online. Paper checks mailed or brought to the office require extra personnel handling, time to process, more prone to errors, bottom line, it cost LPT more money to accept paper checks. Please consider autopay, come to the office to sign up.

In reference to Collections, we are doing very well, we are sending out first notice, second notices are going straight to Attorney for demand of funds. Please go online to see your balance.

50 YEAR RE-CERTIFICATION STATUS:

The Board is still waiting for the report and the engineer hired will indicate the issues they have found. Next step, depending on the report requirements, LPT will need to repair the items to meet the 50-year certification. Once everything passes, we will submit our engineering report to the city of Hallandale for compliance.

CLOSE OUT PROJECT PHASE 1 - LINES 13 AND 14 RESTORATION PROJECT:

BOD is working with Florida Choice and the engineer in charge of the inspections on behalf of the City of Hallandale, in completing all the necessary steps to close the permit and the submission of all the documents required to finalize this project.

We encourage the unit owners to inform the BOD any workmanship matter with the balconies that were repaired. It is urgent that if you have any important issue to send your request in writing to the attention of the property manager.

PHASE II IMPACT WINDOW/ DOOR REPLACEMENT, CONCRETE REPAIR AND PAINTING:

- 8 combined bids (Restoration/ windows replacements) were received from reputable vendors
- 2 Only windows bids from reputable vendors were also received.
- BOD is in the process of reviewing and analyzing the bids submitted
- BOD will select a short list of bidders that will be qualified for the second round of clarifications and further negotiations.

- BOD will also engage the support of the third-party independent engineer that will assist in the reviewing of the bids received.
- BOD has moved its target to complete and be ready to present to OWNERS the results of the bid process, obtain approvals and funds to start the mobilization of the contractor by late May/ June 2024.

ENGINEERING SERVICES:

In anticipation of the need of an independent engineer to support the BOD in writing work specifications, assist in the evaluation of the bids, be on site to inspect the work of contractors as well as executing project management for capital projects. The BOD has sent an RFP for bidding professional services to 4 independent engineering companies.

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Rami Boaz License #P17524

Message from the Board (cont. from page 2)

We are in the process of receiving the engineering services proposals, evaluating and select the engineer to support the BOD for capital projects.

URGENT SINKHOLES AND SEA WALL REPAIRS NORTH AND SOUTHEAST SIDE:

The BOD has sent bids to 4 contractors, and they have been received. Currently, we are refining the scope of work and started negotiations with the selected bidder. Once this process is complete, we will inform the owners.

Also, the selected seawall contractor has found that part of the seawall damage has been accelerated due to severe pool leaks that have been there for many years. BOD has been also working since 2023 in repairing the leaks in the pool and will continue doing the repairs of the remaining

leaks. Once we have the final estimate for these repairs, we will inform the owners accordingly to secure the funds to execute this work.

ROUTINE MAINTENANCE & REPAIR STATUS:

We continue to make improvements, please be patient. We scheduled carpet cleaning in the hallways, pest control, and staggered maintenance personnel to have better coverage. The maintenance team will be tagging water lines in all unit owners utility closets for easier identification. Please help by letting the office know if areas need attention, please take photos and email at propertymanager@lakepointtower.net.

The current estimated costs for the repairs to update all permits and certifications required for the building to meet code and regulations will come from operating 2024 budget.

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