



Lake Point Tower

Monthly Newsletter

Volume 14 Issue 9

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

April 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,

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:

FIRE ALARM ANNUAL MANDATORY INSPECTION: We have collected 98% of the keys that failed on the Fire Alarm Annual Inspection and now are at the LPT office. We are still missing some keys. Again, we urge owners to comply with this mandatory request. The LPT office has sent a violation of at minimum \$100/day as well as the cost for re-inspection if your condo unit does not comply.

LPT RULES & REGULATIONS: These Rules and Regulations are to every LPT owner benefit, so we have a well-run, safe, 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 email propertymanager@lakepointtower.net at the office so we can rectify the situation.

Warnings with penalties and fines were sent out to violators. We also held the first hearing for the Grievance Committee.

NEW FLORIDA SQUATTER LAW: The BOD has already taken measures to remove several squatters from our building, but the new law goes into effect July 1st, 2024 and will make it easier & quicker.

Reminder that any guest(s) over 30 days staying in your unit is no longer considered a guest. They become a resident and need to apply through tenant evaluation & receive Board approval. Leases are only good for one year and again need to go through the renewal paperwork. Units cannot be rented until 2 years from the purchase date. There are no short-term rentals here at LPT. Anyone over the age of 18 years must complete a tenant evaluation.



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)

TREASURER UPDATE:

- One Special Assessment payment was added to your ledger on 4/1/2024. Payment is expected in full, however if unit owner(s) need assistance please contact the office to make arrangements with the Treasurer. We greatly appreciate owners paying and continue to pay assessments through portal.
- Financial Aging Report has gone up due to special assessment on 4/1/2024, currently we have about 8% (17 units) with 90+ days balance.
- Audit 2023 has started, but the Accountant & Auditor are still working on tying their numbers together. Due to the new system implementation in 2023, the beginning numbers entered does not match 2022 audited financials.
We asked the accountant to delay financial reports for March 2023 until the numbers agree. We will provide a status update as we receive them.
- We have 181 owners (87%) registered on the LPT portal. 112 owners are monthly autopay enabled and 45 owner’s 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.
- Reminder, payments made through the portal may incur processing fees. Enabled monthly Auto payments have \$0 fees, manual payment via checking/savings account is \$2.95 and credit card payments have a 3.5% processing fee.

- In reference to collections, we are doing very well, we are sending out first 30 days notices, second notices are going straight to Attorney for demand of funds. Please go online to the portal to verify your balance. The goal is zero balance.

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

Impact windows /doors replacements. Bids were received from vendors: A thorough review and normalization process was performed to ensure that the selected contractor followed the specifications related to the type of openings, glass thickness, color, EV-filter efficiency, installation, and prices. Also, the team has been checking references and visiting the manufacturers. The LPT team has narrowed down the top 3 and is working on contract negotiations.

Concrete Restoration Contractor: Along the same lines from the 8 bids received three restoration contractors

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

have been pre-selected for bidding, clarification of specifications, unit prices and round of negotiations. We are in the scrutinization/normalization process at this time.

The BOD's goal is to complete negotiations in April, complete working on assessments numbers to present to owners around May and kick off the restoration/impact windows-door installation jointly execution project by June this year.

SEAWALL REPAIRS NORTH AND SOUTHEAST SIDE: The LPT maintenance team has completed the repairs at the North Side (Barbecue area) and has excavated, patched the area using hydraulic cement and backfill with clean sand.

We have also refined the scope of work for the emergency repairs required in the Southeast side (intercoastal) and started clarifications and negotiations with the selected bidder. Once this process is completed, we will inform

the owners and will execute the repairs no later than June 2024.

ROUTINE MAINTENANCE & REPAIR UPDATE:

The LPT Maintenance team have been diligently working on many maintenance items neglected for a long time. The following has been accomplished.

- Scheduled carpet cleaning in the hallways, pest control, and staggered maintenance personnel to have better coverage.
- After SEVERAL years of pool water leaks being ignored. All pool leaks have been finally addressed and fixed.
- Both women and men Sauna rooms have been repaired including removing boards and sanding, sanitation, and stained. Owners should be happy; they can use the refurbished sauna in the clubhouse that was closed for many years.

Continued on page 4

CORONADO, BUILDING 1**FOR SALE****3300 sq. ft. Double Townhouse****3 Bedrooms, 4 Baths****\$995,000**

- Recently updated
- Move in Condition
- Plenty of Closet Space
- 2 Indoor Parking Spaces near building
- Backyard is 11th hole of Turnberry Country Club

Contact Broker George Levien for information & to visit Condo**305-775-0203****By Appointment**

Message from the Board (cont. from page 3)

- 90% of the Fire Department Violation were resolved, including the Fire pump, Standpipe and Sprinkler Inspections.
- We cleared out the guest parking City of Hallandale Violation.
- We were able to get North Star Construction onto the Clubhouse roof to fix it, under warranty and repair the clubhouse ceiling.
- The Automatic Door has been fixed near the elevators.
- We are in the process of getting the iguanas under control, as per owner’s request.
- Better coordination of trash removal and the elimination on one trash container with Waste Management contractor has represented a savings of \$1,029 for the month of April 2024.
- Continue to repair & replace leaky pipes grass water sprinklers.
- Cleaning & Maintenance entrance way to the lobby area.
- Fixed water pumps at our front entrance fountains.

- Continue to beautify the curb appeal to our building.

The BOD continues to work hard every day to improve our property. Remember we live together in a LPT community and ask owners/residents if you have skills or ideas to provide improvement, please email propertymanager@lakepointtower.net join a committee or we’ll form a committee. We welcome your positive feedback. If you are not pleased with our results, please reach out and provide meaningful/proactive conversations for improvement. We are team LPT, constructive criticism is always welcome based on facts and face-to-face or documented written e-mail. Please use the official communications media through LPT office to address any improvements or issues.



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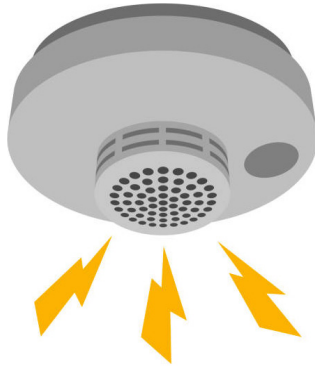
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CAN YOU COUNT ON YOUR SMOKE DETECTOR?

According to the U.S. Consumer Product Safety Commission (CPSC), millions of homes in the U.S. have smoke detectors that do not work, usually due to dead or missing batteries. Fire is the second leading cause of unintentional death in the home, making this an important safety concern.



CPSC recommends consumers test each smoke alarm every month to ensure it is working properly. Even alarms with long-life batteries should undergo a short monthly testing. A home should have a smoke detector on each level outside sleeping areas and inside bedrooms.

Proper installation of your smoke detectors and a quick check each month can mean the difference between safety and a tragedy. Don't delay to check your detectors and make a note on your calendar to check them again each month.

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HAPPY Passover

Passover is the 8-day observance commemorating the freedom and exodus of the Israelites (Jewish slaves) from Egypt during the reign of the Pharaoh Ramses II. A time of family gatherings and lavish meals called Seders, the story of Passover is retold through the reading of the Haggadah. With its special foods, songs, and customs, the Seder is the focal point of the Passover celebration.

Passover begins on the 15th day of the Jewish month of Nissan. As the Jewish day begins at sundown the night before, this year (2024) the first night of Passover is Saturday April 22nd and end on April 30th.

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