



# Lake Point Tower

## Monthly Newsletter

Volume 14 Issue 12

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

July 2024

### BOARD OF DIRECTORS

**President** ..... Matthew Hasson  
**Vice President**... Franco Bartolotta  
**Treasurer** ..... Lina Farrar  
**Secretary** ..... Rosa Gomez  
**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

## Upcoming Special Members' Meeting and Board of Directors' Meeting

Dear members,

Please be advised that as reflected in the enclosed notice, the Association is holding a special membership meeting for the purposes of voting to approve, among other things, the installation of hurricane windows and balcony doors, new railings, and a change of the exterior building paint color of the building.

As many of you know, this project is primarily a continuation of efforts initiated several years ago. Your vote of approval is of the utmost importance, as failure to obtain the required votes of approval may require the Association to consider removing painting and installations that have already been completed, which we hope you would agree is an unnecessary expense.

Accordingly, the Board of Director urges all members of the Association to either attend the upcoming special membership meeting and to vote in favor of the proposed work that is the subject of the meeting. If you cannot attend in person, please complete and submit a limited proxy as instructed in the enclosed notice prior to or at the time of the special membership meeting. Given the importance of the upcoming meeting, if you have any questions or inquiries as to how to vote or submit a proxy, please do not hesitate to reach out to management as soon as possible:

Attn: Management Office 100 Golden Isles Dr.  
Hallandale Beach, FL 33009 [propertymanager@lakepointtower.net](mailto:propertymanager@lakepointtower.net)

Please be also advised that immediately following the Special Membership Meeting, a Board of Directors' meeting will be held for the Board to vote on amending its June 4, 2024 vote on the special assessment, so as to confirm that the special assessment approved in the approximate amount of \$7,285,000.00 shall be utilized for concrete restoration, exterior building painting, balcony repairs, seawall repairs, installation of hurricane impact windows and balcony doors and contingency, together with soft costs associated with the foregoing projects, including, but not limited to, permit fees and fees for architects, engineers, attorneys and other professionals, as well as for repayment of the related loan from Valley National Bank, including principal, interest, loan closing costs, and fees, the proceeds of which will be used to pay for the foregoing projects. The

*Continued on page 2*



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

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

Board of Directors will also vote to ratify and approve the related contract for the installation of hurricane impact windows and balcony doors.

It is the hope of the Board of Directors that our community can move forward as quickly and efficiently as possible on pending projects so your continued support and efforts for our community are greatly appreciated. Of course, should you have any questions or concerns, please reach out to management at your convenience.

Respectfully,

The Board of Directors

## **Notice of Special Membership Meeting and Board of Directors' Meeting**

TO ALL MEMBERS:

On **Thursday, August 8, 2024, at 7:00 P.M.** at the **Clubhouse (100 Golden Isles Drive, Hallandale Beach, FL 33009)** and **Via \*Zoom**, a Special Membership Meeting of the Association will be held for the purpose of voting to approve the installation of hurricane windows and balcony doors, change in railings, change of exterior building paint color of the Condominium, and amendment of Rule I(8) of the existing Association Rules & Regulations, as more specifically detailed in the agenda below.

Immediately following the Special Membership Meeting, a Board of Directors' meeting will be held for the Board to amend its June 4, 2024 vote on the special assessment, to confirm that the special assessment approved in the approximate amount of **\$7,285,000.00** shall be utilized for concrete restoration, exterior building painting, balcony repairs, seawall repairs, the replacement/installation of hurricane impact windows and balcony doors and contingency, together with soft costs associated with the foregoing projects, including, but not limited to, loan closing costs, permit fees and fees for architects, engineers, attorneys and other professionals, as well as for repayment of the related loan from Valley National Bank, including principal, interest, and fees, the proceeds of which will be used to pay for the foregoing projects. The Board of Directors will also vote to ratify and approve the related contract for the installation of hurricane impact windows and balcony doors.

### \*PARTICIPATION AT MEETINGS

The following information will allow you to access the meeting by Zoom:

Zoom Link: <https://us06web.zoom.us/j/84989927106?pwd=3Nwr2VllRu19rvSYUv0kEbYQMSQmxz.1>

Please note that unit owners may listen via zoom, however, unit owners must be present **in person or by proxy if they are to be counted for quorum and voting purposes.**

The order of business for the Special Membership Meeting is:

1. Call to Order
2. Certify Quorum
3. Proof of Notice.
4. Vote on: The installation of hurricane code compliant impact balcony doors and glass on all window surfaces within the Units, pursuant to Section 718.113(5)(a), Florida Statutes and allocate the costs to the units upon which such impact resistant doors and glass is installed pursuant to Section 718.115(1)(e), Florida Statutes; amendment of Rule I(8) of the existing Association Rules & Regulations, change in style of balcony railings, change of exterior building paint color, and the use of the loan proceeds.
5. Adjournment.

The order of business for the Board of Directors' meeting is:

1. Call to Order
2. Certify Quorum
3. Proof of Notice.
4. Vote on special assessment in the approximate amount of \$7,285,000.00 shall be utilized for concrete restoration, exterior building painting, balcony repairs, seawall repairs, the replacement/installation of hurricane impact windows and doors and contingency, together with soft costs associated with the foregoing projects, including, but not limited to, loan closing costs, permit fees and fees for architects, engineers, attorneys and other professionals, as well as for repayment of the related loan from Valley National Bank, including principal, interest, and fees, the proceeds of which will be used to pay for the foregoing projects
5. Vote to ratify and approve the related contract for the installation of hurricane impact windows and balcony doors.
6. Adjournment.

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

**You are encouraged to submit a limited proxy prior to or at the time of the Special Membership Meeting. Limited proxies may be submitted via mail, hand delivery or email to: [propertymanager@lakepointtower.net](mailto:propertymanager@lakepointtower.net)**

Persons entitled to cast a **majority** of the votes of the members entitled to vote (a "quorum") must be present, in person or by proxy, at the Special Membership Meeting, in order for the business to be conducted. It is therefore **VERY IMPORTANT** that you either attend in person or provide a proxy. Please note the following information about PROXIES:

A proxy is for the purpose of appointing another person to vote for you in the event that you might not be able to attend the meeting. It must be signed by all owners of the unit or the one among them that they designate on a voting certificate (see below). If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.

Please note the following information about VOTING CERTIFICATES:

A voting certificate is not a proxy and may not be used as such. A voting certificate is for the purpose of establishing who is

authorized to vote for a unit owned by multiple persons, a corporation, partnership, limited liability company, trust or any other lawful entity. Accordingly, regardless of whether you submit a proxy, you must submit a voting certificate if your unit is owned by more than one person or by a corporation or other lawful entity. The voting certificate must be signed by all record owners. If your unit is owned by a corporation or other lawful entity, a voting certificate must be signed by persons having lawful authority to bind said entity. Such designated person need not be a Unit Owner.

Thank you for your assistance in conducting the business of your Association.

Again, please be sure to either attend the Special Meeting or submit a Limited Proxy/Meeting Ballot. Thank you for your assistance in conducting the business of your Association.

DATED: 7/18/24, 2024.

BY ORDER OF THE BOARD OF DIRECTORS  
BY: Rosa E. Gomez, Secretary

*Continued on page 4*

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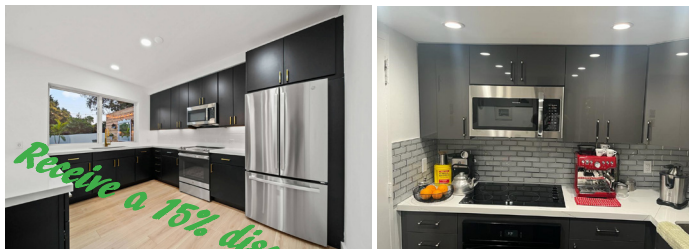
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**Special Meeting** (cont. from page 3)

**LIMITED PROXY/MEETING BALLOT**

The undersigned owner or designated voter of Unit No. \_\_\_\_\_ in **Lake Point Tower** *July* Condominium, appoints

(Check one)

- \_\_\_\_\_ a) **Matthew Hasson**, President of the Association, on behalf of the Board of Directors, or
- \_\_\_\_\_ b) \_\_\_\_\_ (if you check b, write in the name of your proxy), as my proxyholder\* to attend the special meeting of the members of **Lake Point Tower Condominium, Inc.**, to be held **Thursday, August 8, 2024, at 7:00 P.M.**, in the **Clubhouse, (100 Golden Isles Drive, Hallandale Beach, FL 33009)**. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

**LIMITED POWERS:** (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. **Should unit owners be required to install hurricane code compliant impact balcony doors and glass on all window surfaces within the Units, pursuant to Section 718.113(5)(a), Florida Statutes and allocate the costs to the units upon which such impact resistant balcony doors and glass is installed pursuant to Section 718.115(1)(e), Florida Statutes and to use loan proceeds to fund the project?**

\_\_\_\_\_ YES \_\_\_\_\_ NO

If you vote YES above to approve that owners be required to install code compliant impact balcony doors and glass on all window surfaces within the Units, you will then choose installation of code compliant impact glass with a white frame and either low-e clear windows or low-e grey tint as noted below. The majority of the vote below in number 2 will determine whether white framed low-e clear code compliant impact glass or white framed low-e grey tinted code compliant impact glass will be installed.

2. **If you voted YES to approve the window installation in number 1 above, vote below to approve either low-e clear code compliant impact glass or low-e grey tint code compliant impact glass, as shown in the enclosed renderings which I acknowledge receiving.**

\_\_\_\_\_ White frame, Low-E clear glass

\_\_\_\_\_ White frame, Low-E Grey tinted glass

3. **Should Unit Owners approve a change in the balcony railings from the existing original horizontal style railing to a code compliant white vertical railing as shown on the materials accompanying this document which I acknowledge receiving and to use loan proceeds to fund the project?**

\_\_\_\_\_ YES \_\_\_\_\_ NO

4. **Should the Unit Owners approve a change of exterior paint color of the building from the existing colors to Benjamin Moore Color # 1590 (a shade of white) and to use loan proceeds to fund the repainting of the building?**

\_\_\_\_\_ YES \_\_\_\_\_ NO

*Continued on page 5*

**Special Meeting (cont. from page 4)**

- 5. **Should Rule I(8) of the Association’s existing Rules and Regulations be amended as follows:**
    - 8. All shades must be white. All drapes other than white must be lined in white in order that the exterior of the building will present a unified appearance. ~~All light/sun-proofing applied to windows must be in clear color –not silver or gold.~~
- \_\_\_\_\_ **YES**                      \_\_\_\_\_ **NO**

Dated: \_\_\_\_\_, 2024.

\_\_\_\_\_  
SIGNATURE OF OWNER OR DESIGNATED VOTER

\*Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, shall be deemed an appointment of the President of the Association as your proxyholder.

**DO NOT COMPLETE THIS SECTION. This section is only to be filled in by the proxyholder if they wish to appoint a substitute proxyholder.**

**SUBSTITUTION OF PROXY**

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to

substitute for me in the proxy set forth above. Dated: \_\_\_\_\_, 2024.

\_\_\_\_\_  
PROXYHOLDER

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE SPECIAL MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL SPECIAL MEETING FOR WHICH IT WAS GIVEN.

*Continued on page 6*

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**Special Meeting (cont. from page 5)**

**CERTIFICATE APPOINTING VOTING MEMBER**

To the Secretary of LAKE POINT TOWER CONDOMINIUM, INC. (the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Apartment No. \_\_\_\_\_ in LAKE POINT TOWER CONDOMINIUM, have designated

\_\_\_\_\_  
(Name of Voting Member)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and Bylaws of the Association.

The following examples illustrate the proper use of this Certificate:

1. Apartment owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Member. NOT A THIRD PERSON.
2. Apartment owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice President of Corporation.
3. Apartment owned by a married couple. Voting Certificate required designating one of the spouses as the Voting Member. NOT A THIRD PERSON.

This Certificate is made pursuant to the Declaration and the Bylaws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED \_\_\_\_\_, 2024.

Signatures for Individual Unit Owners:

OWNER (Print Name) \_\_\_\_\_ (Signature) \_\_\_\_\_

OWNER (Print Name) \_\_\_\_\_ (Signature) \_\_\_\_\_

OWNER (Print Name) \_\_\_\_\_ (Signature) \_\_\_\_\_

Signature for Corporate Owners:

Name of Corporation: \_\_\_\_\_

By: \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the apartment as the Voting Member, not a third person. Please be advised that if you previously filed a Certificate Appointing Voting Member with the Secretary of the Association, you do not need to file another Certificate unless you want to change the designation of your Voting Member.

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**Special Meeting (cont. from page 6)**



**Proposed Amendment To The Rules & Regulations Of Lake Point Tower Condominium, Inc.**  
 (Additions shown by "**bold underlining**", deletions shown by "**~~bold strikeout~~**")

Proposed Amendment to Rule I(8) of the existing Rules & Regulations as follows:

LAKE POINT TOWER RULES AND REGULATIONS

I. GENERAL BUILDING RULES

8. All shades must be white. All drapes other than white must be lined in white in order that the exterior of the building will present a unified appearance. ~~All light/sun-proofing applied to windows must be in clear color – not silver or gold.~~

## Did You Know?: Blueberry Trivia

- Early American colonists tinted their paint grey by boiling blueberries in milk to extract the pigment.
- Blueberries have been commercially cultivated only since the early 20th century, when the USDA helped develop new improved varieties.
- After the strawberry, the blueberry is the second most popular berry in the U.S.
- Over 200 million pounds of blueberries are grown commercially each year.
- The blueberry is the official berry of Nova Scotia.
- North America produces about 90 percent of the world's blueberries.
- About 25 percent of all the blueberries produced in North America are grown in Maine. Maine is also the largest producer of wild blueberries in the world.
- Ninety-nine percent of Maine's wild blueberry crop is frozen.
- The pigment in blueberries produces antioxidants that neutralize free radicals.
- Blueberries, concord grapes, and cranberries are the three native North American berries.



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**CONTACT MARC** *(the newsletter guy)*

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