



Lake Point Tower

Monthly Newsletter

Volume 15 Issue 2

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

September 2024

BOARD OF DIRECTORS

President Matthew Hasson
Vice President... Franco Bartolotta
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PROPERTY STAFF

Manager.....Rosario Idiaquez
propertymanager@lakepointtower.net
Coordinator Daniel Quiles
coordinator@lakepointtower.net
Maint. Sup. Jose Garcia

IMPORTANT NUMBERS

Office 754-232-3313
Coordinator 754-232-3323
Guard House 754-303-9043

OFFICE HOURS

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



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

MEMORANDUM

TO: All Residents and Staff of Lake Point Tower
FROM: Daniel Quiles
September 12th, 2024
Subject: Introduction of New Project Coordinator



Hello,

I hope this memo finds you well. My name is Daniel Quiles, and I am excited to introduce myself as your Project Coordinator for Lake Point Tower. Originally from New York City, I now reside in Fort Lauderdale, bringing with me a strong background in property management and condo renovations.

As we prepare to embark on several upcoming projects at Lake Point Tower, I look forward to utilizing my experience to ensure these initiatives are completed efficiently and with minimal disruption. Communication is ideal and highly important.

Your cooperation will be essential to ensure that everything runs smoothly and without confusion during the process.

I look forward to meeting each of you soon. If you have any questions or need any assistance, please feel free to reach out to me directly. I am here to help and ensure that these projects enhance this beautiful property and community.

Thank You for your support, and I look forward to working together to make Lake Point Tower even better.

Kindly,
Daniel Quiles
Lake Point Tower Project Coordinator
Email: coordinator@lakepointtower.net
Telephone: (754) 232-3323

SPECIAL ASSESSMENT PROJECT STATUS

1. The Final Three (3) contracts related to the Special Assessment Project have been approved & signed. These were the Concrete Restoration, Seawall and Engineering contracts.
2. The LPT Special Assessment Account has already collected over \$2,000,000 from the owners as of 9/13/2024. Thank you to those owners that have paid.
3. The Valley Bank Line of Credit of \$7,800,000 is 100% available and we haven't needed to use it. Our goal as a community is to use as little as possible and not pay any interest. Therefore, please keep paying the Special Assessment so we can keep up the good work!!!
4. The deadline for those owners that haven't paid their initial deposit of \$10,000 with No Interest has passed, therefore, please pay immediately, otherwise Notice of Late Assessment (NOLA letter) will be sent and then turned over to the attorneys. LPT has no choice but to take action against those owners who are not paying. This will be very unfortunate for those owners to have the attorneys tack on additional fees to collect the money from you.
5. The deadline for those owners that elected to "Pay in Full" was 9/15/24. Therefore, those owners that have elected to Pay in Full with No Interest, please pay immediately. If you have changed your mind and prefer to pay monthly, then please let us know immediately, so we can make the adjustments.
6. Remember, make all payments through the portal regardless of monthly, partial or full. There is a \$2.95 per transaction when you choose to pay manually. Therefore, we recommend AutoPay, so you don't get charged additional.
7. If you have not setup AutoPay for the Special Assessment and would like to, similar to your regular maintenance, then you will need to log into <https://portal.goenumerate.com/login> your Special Assessment Account via Enumerate/ TOPS and setup the AutoPay. Remember, this is a separate account from your AutoPay regular maintenance, so you will have to Turn on the AutoPay and put your checking account information in again that you are using for the Special

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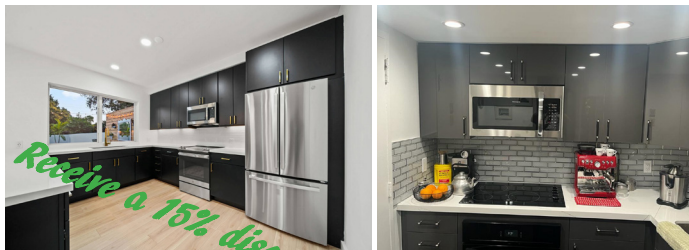
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Special Assessment (cont. from page 2)

Assessment. If you do not set it up, then you will have to login each month and manually pay your Special Assessment.

8. The system will be updated by 9/16/24 for those owners paying their Special Assessment Monthly. Therefore, if you will be using the AutoPay feature. Please Set Up AutoPay with your checking account information. Otherwise, you will have to pay it manually each month.
9. The owners with Windows, Sliders and/or Doors that have already been upgraded will receive a credit as discussed previously for whatever has been installed. Therefore, please provide ALL paperwork and documentation, if you haven't already, to Project Coordinator, Daniel Quiles at coordinator@lakepoint-tower.net in order for the team to review. Once the team reviews it, you will see the credit applied in your Special Assessment Account as a credit. They will start reviewing the information in the coming weeks and will contact each owner individually.
10. There was a Preliminary Kick off meeting on Wednesday 9/11/2024, LPT BOD, S&D Engineering, Global Impact Windows, Southcoast Painting & Restoration with owners/partners & their project managers. All parties formally met face-to-face and exchanged contact information. A general outline, roles & responsibilities, timeline & permit applications was discussed. We are very excited to kick off the project. In the coming weeks, Daniel will be providing project updates. However, we are starting with those units that have installed impact windows/doors/sliders then moving onto measuring & creating drawings for all other units windows/doors/sliders.
11. We will start emailing and posting project progress and schedules on the TV monitor near elevators.

**TWO
CONVENIENT
LOCATIONS**



DR. EDY A. GUERRA
NEW PATIENT SPECIAL \$79
(D0210, D0150, D1110)

**EMERGENCY
CARE 24/7**

9456 HARDING AVENUE
SURFSIDE, FL 33154
305-866-2626

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305-643-1444

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PATRICKJAIMEZ PA



Mobile (786)-277-7355
patrickjaimez@gmail.com

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9341 E. Bay Harbor Dr #PH 7-D
2B/2.5BA, 1510 sqft
\$670,000

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When it comes to **Buying** or **Selling** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

SUMMARY OF OTHER LAKE POINT TOWER ACTIVITIES

1. All official LPT documents are now on the portal including the most requested forms for unit owners to access. Under the “documents” tab on the left side navigation bar. Make sure to click the arrow to expand the file folders for “718.111(12)(a) Official Records”. Please log into: <https://portal.goenumerate.com/login>
2. Clubhouse Settlement was \$193,000 and after recent attorney expenses LPT received a check for \$177,477 which is only 42% of the original claim. So much work is needed to finally get our clubhouse functioning again like: Kitchen, Bathrooms, furniture, Card tables, tables & chairs, small office area, work area, TV area, Billiards, entertainment, gym & equipment, new floors. The management & BOD are looking at ways to get as many amenities as possible and contract work done with the funds we have available.
3. Financial Update:
 - a. All Financial statements are updated on the portal
 - b. 2023 Audit is expected by the end of October
 - c. Brown and Brown is reviewing 2025 insurance
 - d. Citizens Insurance - 28% increase on average
 - e. Brown and Brown is looking at the Private Market
 - f. 2025 Budget Planning has started
4. Current Valley Bank balance as of 9/13/2024:
 - a. \$ 189,078 - Operating Checking
 - b. \$ 514,527 - Reserve Checking
 - c. \$1,034,028 - Special Assessment Checking & Money Market Accounts
 - d. \$ 178,142 – Clubhouse Settlement Money Market Account
5. Please pay the exact amount for SA balance. You can pay off the assessment in full at any time but you MUST please email Rosario at propertymanager@lakepointtower.net requesting pay off amount, prior to making a payment on the portal. Please keep in mind, owners cannot make extra payments, this is not a loan for individual units, the Loan is a single entity, LPT Association.
6. When making payments through the portal please click one-time & be patient. The system may be slow and there are duplicate payments & duplicate bank checking account information. Once payment is made, double check on the left navigation bar “Accounting” verify you have zero balance. The primary email will receive confirmation of payment.
7. General Building Improvements The goal is to modernize and update IN and AROUND the building. Obviously, it’s a lot of work, but will be done in phases and very affordable
 - a. Comply with all City Code Requirements
 - b. Pool and Patio Furniture
 - c. Front Entrance at Guard House and Fountains
 - d. Research/Plan Interior 14 Floors and Hallways
8. Structural Integrity Reserve Study (SIRS) Report should be completed by the end of October
9. Rules & Regulations – download a copy under “02. Condo Docs – Rules & Regulations”. There are many new faces around the building. Please be a good neighbor & introduce yourself and welcome our new neighbors. The Board & Management appreciates owners, tenants & guests to please adhere to LPT’s Rules & Regulations for everyone’s safety & comfort. We live in a community and cooperation is key, therefore inappropriate behavior and short cutting the rule will cause violations and fines. Your cooperation is appreciated.
10. The Management & Board values your feedback. If you see our building or property grounds needing attention please email propertymanager@lakepointtower.net & cc: matthew_hasson@yahoo.com description, date, location, picture or video of incident. If it’s a true Emergency, please dial 911 than LPT Security Guard 754-303-9043.
11. Suggestions to improve our community & building please email propertymanager@lakepointtower.net & cc: matthew_hasson@yahoo.com

