



Lake Point Tower

Monthly Newsletter

Volume 15 Issue 7

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

February 2025

BOARD OF DIRECTORS

President Matthew Hasson
Vice President... Franco Bartolotta
Treasurer Lina Farrar
Secretary Steven Vargas
Director..... Bob Miller

PROPERTY STAFF

Manager..... Hernan Gehr
propertymanager@lakepointtower.net
Coordinator Sonia Prieto
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

📢 February Building Updates & Notices

We appreciate your continued cooperation in maintaining the safety and cleanliness of our building. Please take note of the following updates and reminders for February:

- **Trash Chutes Cleaned & Deodorized** – Routine maintenance has been completed to ensure a sanitary environment.
- **Carpet Cleaning** – Upper-floor carpets have been professionally shampooed for improved cleanliness.
- **Fire Alarm Inspections** – Scheduled from February 24–27, 2025. Please be prepared to grant access to your unit if required.
- **Key Compliance Notices** – Residents who have not yet provided a duplicate unit key have been notified. Please ensure compliance to avoid any disruptions.

Thank you for your attention to these matters and for your commitment to maintaining a secure and well-kept community.

🏗️ Concrete Restoration & Window Project Update 🚧

The Concrete Restoration & Window Project remains on schedule, with an estimated completion timeline of 15-18 months. Contractors are progressing through the building, working by apartment lines.

Important Reminder

- Balconies will not be accessible during this time.
- Contractors **charge \$195** to remove balcony light and fan fixtures.
- To **avoid this fee**, owners should ****remove their fixtures**** before work begins.

We appreciate your patience and cooperation. If you have any questions, please contact the office!

📢 Friendly Reminder: Special Assessment Payment Due 📢

The ****\$10,000 special assessment down payment is overdue**** and must be paid as soon as possible. Work is already in progress, and timely payments are essential to keeping the project on track. Final notices have been issued to owners with outstanding balances. Please ensure your payment is submitted promptly to avoid any delays. For any questions or concerns, contact the property manager.

Thank you!

Parking Reminder

Please remember to ****park only in your assigned parking space**** to avoid being ****ticketed or towed****. Due to ongoing construction, parking is limited, and compliance is essential to keeping everything running smoothly.

Additionally, ****guest parking spots behind the building should not be used for long-term parking****. These spaces are intended for short-term use, such as dropping off goods to your apartment. Overnight parking is not permitted unless explicitly approved by management due to construction-related needs.

If you have any questions or need temporary parking arrangements, please contact the property manager.

Thank you for your cooperation!

Message from the Board of Directors

The Board of Directors is committed to continuously improving our community and fostering a positive living environment for all. As residents, your input is invaluable in shaping the future of our property. We encourage you to share your skills, ideas, and suggestions for enhancing our building. If you're interested in joining a committee or helping to create a new one, please email propertymanager@lakepointtower.net.



We value constructive feedback and encourage fact-based, solution-oriented discussions. If you have concerns, we kindly ask that you address them through face-to-face meetings or documented emails, ensuring a productive and transparent dialogue.

To streamline communication and ensure that all matters are properly addressed, we request that all community-related concerns and suggestions be directed through the official LPT office channels.

Together, we can continue making Lake Point Tower a great place to live!



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IMPORTANT REMINDER: **Short-Term Stays & Rental Policies**

Please be reminded of our community’s rental and guest policies as outlined in the **LPT Rules and Regulations under General Building Rules (Articles 7, 17, 18) and Apartment Leasing Policies:**

- Owners may rent their units only after two years of ownership.
- Short-term rentals (less than six months) are strictly prohibited.
- Leases are limited to two per year, and any lease exceeding one year requires a new tenant evaluation.
- If you are away, only immediate family (parents, siblings, or children) may stay for up to 30 days without affecting the guest limit.
- Any guest, family member, or visitor staying beyond 30 days requires a Tenant Evaluation and Board approval.
- Residents must submit the required form to the office for any extended stays.

Violations may result in:

- Fines imposed on the unit owner
- Restrictions on future leasing privileges

We appreciate your cooperation in upholding our community standards. For any questions, please contact the management office.

Resident Notice: Guest Registration & Large Deliveries

Please be reminded of the following building policies:

- **Guest Registration** – All visiting guests must be registered with the Property Manager’s office. While this is noted in the short-term rental section, it applies to all guests. Registration forms are available on the resident portal, or you may email the Property Manager with guest details, including dates of stay and vehicle information.
- **Large Deliveries & Elevator Reservations** – If you are expecting a special delivery (such as furniture or large items), please inform the office in advance to reserve the elevator.

Your cooperation ensures a smooth and secure living environment for all residents. Thank you for your attention to these procedures.

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954-328-1505
Se habla español

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dredyaguerradds@gmail.com
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LEAKS FROM UNITS ABOVE?

AIR CONDITIONER LEAK?

SHOWER PAN LEAK?



GOT PROPERTY DAMAGE?

GET HELP NOW!

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