



Lake Point Tower

Monthly Newsletter

Volume 15 Issue 8

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

March 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

Reminder of Top Rules & Regulations

Living in a community means embracing rules that help maintain a safe, clean, and harmonious environment for everyone. These guidelines preserve property values, promote resident well-being, and ensure that shared spaces remain enjoyable. Please take a moment to review our governing documents to stay informed of your rights and responsibilities.

Community Maintenance & Service Updates

- **Fire Alarm System – Annual Inspection Complete!** For everyone's safety, the annual fire alarm inspection and testing have been successfully completed. Our system is in top condition, ensuring we are prepared for emergencies.
- **Backflow Pipes – Inspection & Testing Done!** The annual backflow prevention system inspection has been conducted to keep our water supply safe and compliant with regulations. All systems are functioning properly to prevent contamination.
- **New Pest Control Contractor Starting!** We are pleased to announce that a **new pest control contractor** will begin servicing the community this month. Their focus will be on **keeping our homes pest-free with improved treatments and prevention strategies**. We provide complimentary pest control services to maintain a clean and pest-free community. If you've noticed ants, roaches, or other pests, report them to the office so our maintenance team can schedule a treatment.

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**](mailto: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!

COMMUNITY REMINDERS

PARKING LOT & TRAFFIC RULES

One-Way Traffic Flow: Follow the **designated one-way direction** to prevent accidents and confusion.

Pedestrian Safety: Always **stop at the pedestrian crossing** near the clubhouse—many residents, including **children and elderly neighbors**, use this path daily.



Speed Limit Enforcement: Stick to the **posted speed limit** to keep everyone safe. Let's make sure our community streets are free from unnecessary risks.



Notify the Office About Deliveries & Vendors

Expecting a large furniture delivery or hiring a contractor? Let the office know ahead of time so security personnel

can verify their entry and assist with elevator and parking accommodations if needed.

Register All Guests with the Office

For security reasons, overnight guests must be registered with the office. This ensures that we monitor who enters the property and prevent unauthorized access. Long-term unregistered guests may be classified as unauthorized occupants, which could lead to penalties.

No Smoking in Restricted Areas

Smoking is strictly prohibited in shared spaces, including the pool area, clubhouse, hallways, and marina. Cigarette butts should never be discarded on sidewalks, boats, or common areas. Use only designated smoking zones and dispose of waste properly.



Provide Unit Keys to the Office

For emergency access and maintenance, all unit owners must provide a copy of their unit key to the management office. If a pipe bursts, an electrical issue arises, or another urgent situation occurs while you're away, having access could prevent costly damage. Rest assured, all keys are securely stored and accessed only in emergencies.



Update Resident Information

Keeping our records up to date is essential for emergencies and efficient communication. If you have new tenants, a change in contact information, or updates to your emergency contacts, please submit an Updated Unit Owner/Renter Sheet to the office as soon as possible.

Register Service Animals

If you have a service animal, it must be registered with the office to comply with community regulations and legal

Continued on page 3

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Community Reminders *(cont. from page 2)*

requirements. Documentation may be requested to verify its necessity. This process helps ensure a respectful and safe environment for all residents.

Return Shopping Carts

Shopping carts make life easier, but leaving them in hallways, parking lots, or elevators creates safety hazards and inconveniences neighbors. Be courteous—return carts to their designated areas so they're ready for the next resident to use.

**Approval Required for Unit Work**

Before starting renovations, flooring changes, plumbing work, or electrical upgrades, approval from the Board of Directors (BOD) is required. Unauthorized work may result in fines or require restoration at the owner's expense. This ensures safety and compliance with community guidelines.

Selling Your Unit? Notify the Office

Thinking of selling? Inform the office immediately to obtain necessary resale documents. Real estate agents must check in before showings, and open houses require prior approval. This ensures a smooth transaction and compliance with HOA policies.

**Emergency Contact Information**

For **immediate emergencies**, call 911. For **building-related emergencies**, contact:

Office: (754) 232-3313

Security Guards: (754) 303-9043

Local Police Department: (954) 457-1400

Local Fire Department: (954) 457-1470

For **non-emergency concerns**, reach out to the management office during business hours.

Final Reminder:**Let's Keep Our Community Thriving!**

Your cooperation is essential in maintaining a **safe, clean, and friendly neighborhood**. Follow the guidelines, **respect your neighbors**, and reach out if you have any questions or concerns.

Thank you for being part of the LPT HOA community!

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