Lake Point Tower

Monthly Newsletter

Volume 15 Issue 9 *A Monthly Newsletter for the Residents of Lake Point Tower Condominium* **April 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.

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!

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's streets are free from unnecessary risks.

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.

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.

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.

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 community!

TEMPLE BETH EL
OF HOLLYWOOD

Your Jewish Home In Hollywood
Connect. Belong. Grow.

Friday Night Services
A warm, musical service followed by light bites and social

2nd Saturday/Shabbatstock
An ALTERNATIVE dog-friendly Shabbat Experience on the lawn. Service lead by JewGrass Revival, free gourmet coffee drinks by **La Vela**

APP
Accelerated Prep Program
A flexible, fast-track path to Bar/Bat Mitzvah for busy families

Let's Connect!!

1351 S 14th Avenue
Hollywood, FL 33020
templebethelhollywood.org
954-920-8225

B&B
CONCEPT DESIGNS
CERTIFIED GENERAL CONTRACTOR
CGC 1530584

Family owned & operated, providing clients with quality service and work, for over 20 years

WHEN OUR CLIENTS SPEAK, WE LISTEN. One of the biggest requests from our clients is communication and documentation about the progress of their project. B&B Concept Design Provides:

- Direct supervision at each jobsite
- The latest technology to ensure our crews are in constant contact
- Daily and weekly reports of schedules and construction meetings
- Before, during and after photos as record of what work has been completed
- Pre-existing surveys of work areas protecting our clients against any liability

CALL US TODAY for a *no obligation assessment and quote,* and be sure to mention this ad!

305-322-2652

www.bbconceptdesigns.com

To us, it's not just about the outcome, it's about the total experience

The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.

Community Maintenance & Service Updates

LAUNDRY ROOMS

Laundry rooms must be kept clean at all times. Please ensure that washers, dryers, and folding tables are wiped clean of detergent and bleach after each use.

- Lint must be removed from the dryers after every load. Only **liquid detergent** is permitted **no powder detergent** allowed.
- Dyeing articles in the machines or sinks is strictly prohibited.
- Laundry sinks are not to be used for cleaning auto parts, paint brushes, A/C filters, or fish tanks.
- Grease and hazardous liquids must not be poured into the wash basins.

If laundry is left in a washer or dryer for more than 15 minutes after the cycle ends, the next person may carefully remove it and place it on the folding table. Please be respectful of your neighbors' belongings.

NEW GATE ENTRY SYSTEM

Please note that **windshield transponders are no longer in use**. A new gate entry system using **license plate recognition** is now active. To register your vehicle, please bring or email the following documents to propertymanager@lakepointtower.net:

- Copy of your **vehicle registration**
- Copy of your **driver's license**
- Copy of your **car insurance card**

WINDOW REPLACEMENT PROJECT

Installation of new high-impact windows has officially begun, starting with line 13. The contractor is working from the top down in each line. Thank you for your patience and cooperation as this major improvement progresses.

CONCRETE RESTORATION

The concrete restoration project is moving forward quickly. Work is currently in progress on lines 15, 01 and 02. We will continue to provide updates as each phase is completed. Your cooperation is appreciated as we work to enhance the building's structure and safety.

Need a Ride to the Airport/Port?

Call Orlando at
954-319-9987
to schedule
a quote, time, and date

Leave from the building

TWO CONVENIENT LOCATIONS

EMERGENCY CARE 24/7

DR. EDY A. GUERRA

New Patient Special $79
(D0210, D0150, D110)

9456 HARDING AVE.
SURFSIDE, FL 33154
(305) 866-2626

4011 W. FLAGLER ST.
CORAL GABLES, FL 33134
(305) 643-1444

dredyaguerradds@gmail.com
www.dentistsurfside.com

WANTED

PRINT JOBS *anything that puts ink on paper*

Condo/HOA Services | Residential or Commercial
Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding
Denizens | Businesses | Club Promoters | Restaurants | City
Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

Contact Marc *(the newsletter guy)*
cgpimarc@earthlink.net | 786-223-9417

Persons submitting same agree to do so voluntarily. CGP is indemnified and held harmless from any and all liability arising out of such publication. Coastal Group Publications (305) 981-3503.

7441 Wayne Ave
PARKVIEW POINT
#15B
SOLD
Call Now!
Rosa Jacquelin
(786) 239-1283

Video Tour:
www.SignatureHomesOfMiami.com

stellar
Public Adjusting Services
Professional Insurance Claim Representation
CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM
CALL US TODAY FOR A FREE CLAIM INSPECTION

RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
LEAKS FROM UNITS ABOVE?
AIR CONDITIONER LEAK?
SHOWER PAN LEAK?
MENTION THIS FLYER FOR FREE POLICY REVIEW
GOT PROPERTY DAMAGE?
GET HELP NOW!
THIS IS SOLICITATION FOR BUSINESS. IF YOU HAVE HAD A CLAIM FOR AN INSURED PROPERTY LOSS OR DAMAGE AND YOU ARE SATISFIED WITH THE PAYMENT BY YOUR INSURER, YOU MAY DISREGARD THIS ADVERTISEMENT.
Rami Bouzzi License #P175224

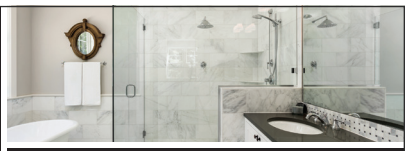
KITCHEN & BATHROOM REMODELING
SATISFACTION AND QUALITY GUARANTEED
NO JOB TOO SMALL

REMODELING & INSTALLATIONS
Kitchens | Bathrooms | Interiors
Cabinets | Vanities (New & Resurfaced)
Baseboards & Crown Molding | Mirrors
Quartz, Marble & Granite Countertops
Popcorn Ceiling Removal | Interior Doors & Frames
Impact Windows & Doors
Ceramic Tile & Marble Installed
Plumbing & Electrical Service

PAINTING
House, Condo, Apt. | Interiors & Exteriors
Roof Painting | Pressure Cleaning

MINOR REPAIRS
Exterior Wood | Facia & Soffit
Stucco | Drywall & Framing

Design & Management Services
Free Estimates
Service & Quality
Commercial & Residential



Specializing in Condo & Apartment interiors. We are committed to the fulfillment of your home improvement needs with an eye towards increasing the value of your real estate asset. Whether you are remodeling a kitchen, bathroom, complete residence or room addition, we are the REMODELING EXPERTS.
Family Owned for 40 years.

DIAMOND REMODELERS
KITCHEN AND BATHROOM SPECIALISTS
Jeffrey Diamond Lic# CC94BS00437
Anthony Lasorsa Lic# CGC031497
Licensed & Insured General Contractors
WWW.DIAMONDREMODELERS.COM | 305-865-9005
Jeff@diamondremodelers.com
@diamondremodelers Diamond Remodelers
Special Discounts will be applied for mentioning this ad

Published monthly at no cost for Lake Point Tower by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.