



Lake Point Tower

Monthly Newsletter

Volume 16 Issue 2

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

September 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

Lease Application Process

Realtors must contact the Property Manager to schedule a showing before arriving at the gate. Unit owners must provide a signed lease agreement and a tenant evaluation form for Board of Directors (BOD) review. All lease terms must be between 6 and 12 months. If the tenant appears qualified, an in-person interview will be arranged. The BOD will make a final decision based on the lease documents, tenant evaluation, and interview feedback.



Once approved, tenants are expected to follow all association bylaws, rules, and regulations. Any violation by the tenant or unit owner may result in early lease termination. At the end of each lease term, the process must be repeated. If any issues occurred during the lease, the tenant may be denied renewal.

Use of Common Areas

Entrances, hallways, stairways, elevators, and other shared spaces must remain clear at all times. These areas are for access only and may not be used for storage or personal items.

Short-Term Guests & Screening

Any non-owner staying in a unit for up to 30 days in a calendar year must undergo a screening process and pay an application fee per adult (18+), except legally married couples who pay one fee. All renters and lessees must complete the LPT application, submit a signed lease, obtain a Certificate of Approval, and meet all

Continued on page 2

Community Reminders (cont. from page 1)

association requirements. Documents will be kept on file in the LPT management office.

Flooring Installation Policy

Hard-surface flooring (such as tile) installed on floors 2 through Penthouse must include appropriate sound insulation to prevent noise transmission to the units below. As with any renovation, the Management Office must be notified in advance before starting work.

Construction Waste Disposal

All construction debris—such as paint cans, brushes, furniture, or hazardous materials—must be disposed of off-site. These items may not be left on LPT property under any circumstances. Proper disposal is the responsibility of the unit owner or lessee.

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!

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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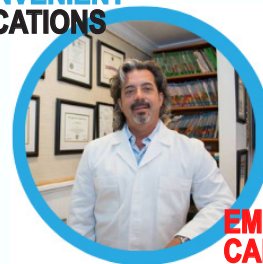
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Skillet Chicken Bulgogi

- ¼ cup chopped onion
- 5 tablespoons soy sauce
- 2 ½ tablespoons brown sugar
- 2 tablespoons minced garlic
- 2 tablespoons sesame oil
- 1 tablespoon sesame seeds
- ½ teaspoon cayenne salt and pepper to taste
- 1 lb skinless, boneless chicken breasts, cut into thin strips

Whisk onion, soy sauce, brown sugar, garlic, sesame oil, sesame seeds, cayenne pepper, salt, and black pepper together in a bowl until marinade is smooth. Cook and stir chicken and marinade together in a large skillet over medium-high heat until chicken is cooked through, about 15 minutes. Optional: add vegetables of your choice. Serve over rice or noodles. 4 servings







PATRICKJAIMEZ PA

Mobile (786)-277-7355
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Contact Marc *(the newsletter guy)*
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ON SEPTEMBER 22-24 ... CELEBRATING ROSH HASHANAH, JEWISH NEW YEAR

Jewish Americans are celebrating Rosh Hashana, which is also known as the Jewish New Year. It begins on the first day of Tishrei (or Tishri), which is the seventh month in the Jewish calendar, and may last for two days. The celebration begins at sundown on the previous day. It is sometimes called the Day of Remembrance.

Many celebrate the event for two days, while others celebrate the event for one day. It is a time of family gatherings, special meals and sweet foods. A popular treat is eating challah bread and apples dipped in honey.

It's the time of judgment and remembrance, during which God reviews and judges a Jewish person's deeds in the past year, and also a time of prayer and penitence. By tradition, debts from the past year are settled before Rosh Hashanah.

Before the event, reverent Jewish people in the United States may decide to seek forgiveness from friends and family they may have offended during the year just ending.



Rosh Hashanah Begins
September 22

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