



# Lake Point Tower

## Monthly Newsletter

Volume 16 Issue 5

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

December 2025

### BOARD OF DIRECTORS

**President** ..... Matthew Hasson  
**Vice President**... Franco Bartolotta  
**Treasurer** ..... Steve Muller  
**Secretary** ..... Steven Vargas  
**Director**..... Bob Miller

### PROPERTY STAFF

**Manager**..... Hernan Gehr  
*propertymanager@lakepointtower.net*  
**Coordinator** ..... Sonia Prieto  
*coordinator@lakepointtower.net*  
**Maintenance**..... Juan Martinez

### 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.

### Leasing Rules

New owners may not lease their unit for the first 2 years. After that, leases must be between 6–12 months, with no more than 2 leases per year. Short-term rentals under 6 months are not allowed. All leases require prior approval, including an application, lease copy, and interview



### 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 10 MPH** to keep everyone safe. Let's make sure our community streets are free from unnecessary risks.

*Continued on page 2*

**Reminders** *(cont. from page 1)*

**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.

**Leaving for an Extended Trip? Read This First**

Heading out of town? Help us protect your property—and the building—by following these guidelines before you go:

- **Set Your A/C:** Keep it ON and no higher than 80°F to prevent mold.
- **Lower Shutters:** Keep out rain, wind, and birds.
- **Shut Off Water:** Turn off your main water valve.

- **Clear the Balcony:** Remove all furniture and plants.
- **Assign a Contact:** Have a trusted person check your unit.
- **Notify Management:** Let the office know your travel dates.
- **Forward Your Mail:** Request a hold or forward via the Post Office.

**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 LPTHOA community!**



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## 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!



PATRICKJAMEZ PA

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# TAMALES RING IN NEW YEAR LUCK!

Tamales date back over 8,000 years to Mesoamerica (Aztec, Maya, and earlier cultures). They were portable, calorie-dense food for hunters, warriors, and travelers. Steamed in corn husks or banana leaves, they became sacred offerings as well as holiday food. Today in Mexico, Central America, and the U.S. Southwest, making tamales is the ultimate New Year's Eve and Christmas tradition—families gather, music plays, and hundreds are made for good luck in the coming year.

## Easy New Year's Tamales

(Makes about 3–4 dozen – 90 minutes active time thanks to shortcuts)

### Ingredients

- 6–7 lbs prepared masa for tamales (from a Mexican market or tortillería – already seasoned with lard and salt)
- 30–40 dried corn husks (soaked 30 min in hot water)
- Filling shortcut #1: 2 large rotisserie chickens, meat shredded + 2 jars (16–20 oz each) good red or green chile sauce (La Victoria, Las Palmas, or Hatch)
- Filling shortcut #2 (even faster): 5–6 lbs seasoned carnitas or barbacoa from Costco or your local taquería
- Optional: 1 lb Oaxaca or Monterey Jack cheese cut into strips (for cheese & chile verde tamales)



### Quick Assembly

1. Drain husks, pat dry.
2. Spread 1/3 cup masa on the smooth side of a husk in a thin rectangle (about 4×5 inches), leaving the top 2 inches empty.
3. Spoon 2–3 Tbsp filling down the center. Add a strip of cheese if you want.
4. Fold the left side over, then the right, then fold the bottom up. (No need to tie if you stand them upright in the pot.)
5. Stand tamales upright in a steamer pot with a few coins in the water (the rattling tells you when water is low).
6. Steam 60–75 minutes. They're done when the masa peels easily from the husk.

Serve with extra sauce, Mexican crema, and a sprinkle of cotija. Ring in the New Year with the easiest, most authentic tamales you've ever made—because the ancestors would totally approve of rotisserie chicken and store-bought masa.

**NO JOB TOO SMALL**  
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