



Lake Point Tower

Monthly Newsletter

Volume 16 Issue 7

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

February 2026

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

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

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!



Lake Point Tower
Condominium, Inc.
100 Golden Isles Drive
Hallandale Beach, FL 33009



Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the First Sunday of November. **Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, March 8, 2026.**

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.

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.

Building Entrance System

The new entrance system is now active. Doors lock at **11:00 PM** and unlock at **7:00 AM** daily. **Old fobs no longer work.** No physical fobs will be issued. Access is assigned per person and must be set up on your phone using the **Unifi Identity** app. **TO REGISTER:**

- Visit lakepointtower.net
- Click **Resident Login**
- Follow the prompts using your one-time code

Printed instructions are posted in the mail room. Owners must register their tenants. Tenants cannot self-register. Building access registration is separate from vehicle gate access. If you are not registered, you must contact security for entry during locked hours. For assistance: propertymanager@lakepointtower.net

Emergency Procedures

- For building emergencies, contact the **Security Guard on duty at 754-303-9043.**
- For medical or police emergencies, call **911 immediately.**
- If you are unable to call 911, ask the Security Guard to call on your behalf.
- Under no circumstances should Board Members be contacted for emergencies.

Unit Key Requirement

All unit owners must provide a duplicate key to the LPT Management Office. Keys will be coded and secured in a lockbox.

Keys will only be used in true emergencies requiring immediate entry, and only after multiple attempts to contact the unit owner have been made.

Concrete & Structural Updates

- Post shores have been installed in units where concrete columns were exposed in **Lines 1 and 2.** Permanent repairs are expected to begin next week.
- Concrete restoration work continues around the building. Balconies on **Lines 5 and 6** are currently scheduled.
- Seawall excavation has begun. South Coast is developing a repair plan.

- Clubhouse architectural drawings have been completed and submitted to the City of Hallandale for permitting.
- Window installation continues with minor delays due to a crew replacement.

Vehicle Protection During Construction

Residents parking near active construction areas should expect possible dust or minor debris accumulation despite mitigation efforts.

Consider covering your vehicle when parked near the building. A car wash station is available near the BBQ area.

Construction Waste Disposal Reminder

Construction debris of any kind — including paint cans, brushes, furniture, hazardous materials, or similar items — may **not** be discarded anywhere on LPT premises.

Proper disposal is the responsibility of each unit owner and/or lessee at their own expense. Improper disposal may result in violations and removal charges.

Monthly Maintenance Reminder

Maintenance payments are due on the **first of each month.** Accounts more than 30 days past due, or consistently late, may be referred to the Association attorney for collection. Legal fees and costs will be added to the delinquent balance and are the responsibility of the unit owner and/or lessee.

Community Rules & Reminders

- No cooking or barbecuing on terraces.
- Hallway doors must remain closed except for entry/exit.
- No items may be placed in hallways or hung on common walls.
- Only white shutters permitted on terraces.
- Terrace hanging items may not exceed **45 pounds total weight.**
- No storage of any items in A/C closets or electrical rooms (Fire Code requirement).
- Children under four or not toilet-trained must wear waterproof swim diapers in the pool. Violations resulting in pool drainage will be charged to the responsible owner/lessee.
- BBQ grills are first-come, first-served. Hours: **6:00 AM – 11:00 PM.** Clean grills after use.

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!

Sweaters from seaweed?

A new effort to find a planet-friendly clothing material took a deep dive into fibers and landed on kelp.

Yes, that's seaweed and it has some things going for it. It's abundant. It grows back easily. It doesn't contain pesticides or fertilizers, and isn't infected by microplastics. Plus, when kelp is turned into fiber, it helps create a flame-resistant, biodegradable, non-toxic material.

The developer, Keel Labs, calls the kelp fiber kelsun and it has already partnered with Stella McCartney and Outerknown to release the clothes made of the fiber.







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BLACK HISTORY MONTH MARKS 100 YEARS

This year, Black History Month will mark 100 years of educating Americans about the history of the African-American community. During the past century, Black History Month has evolved from an observance into an American institution -- and it all started with Carter G. Woodson, a determined historian with an idea.

Born in 1877 to formerly enslaved parents in Virginia, Woodson's early schooling was sporadic at best, and had to delay his high school education until age 20 to work in a coal mine. He went on to earn a bachelor's degree in literature in 1903, and graduate degrees from the University of Chicago in 1908. And in 1912, he became the second African-American student (after W.E.B. DuBois) to earn a doctorate from Harvard University.



Disappointed with the limited career opportunities for African-American history scholars and the absence of any structured Black history research program in higher education, Goodson decided to create his own. He founded the ASLNH, now known as the Association for the Study of African American Life and History. And in 1926, Goodson promoted a new big idea -- Negro History Week, which grew into today's Black History Month.

The celebration has evolved and expanded over the years, but the central idea remains unchanged: that African-American history is inseparable from the American story, and a scholarly pursuit worth fighting for.

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