



# Lake Point Tower

## Monthly Newsletter

Volume 16 Issue 9

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

April 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



**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 REMINDERS & IMPORTANT NOTICES

#### Noise Courtesy

At all times, residents are expected to maintain reasonable noise levels. Please modulate stereos, radios, televisions, musical instruments, and voices within apartments and surrounding areas to avoid disturbing neighbors.

#### Disposal of Construction & Bulk Materials

Construction debris and bulk waste must NOT be discarded on LPT premises. This includes, but is not limited to:

- Paint cans (empty or partially full)
- Brushes and renovation materials
- Furniture
- Hazardous materials of any kind

Proper disposal of these items is the responsibility of each unit owner and/or lessee and must be handled off-site at their own expense.

#### Smoking Policy

Smoking or carrying lit smoking materials is prohibited in all common areas, including:

- Building interiors
- Pool area
- Parking lot and walkways
- Front entrance
- Service areas and boat dock

Smoking is permitted only in the designated service area adjacent to the BBQs.



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

**Occupancy & Leasing Requirements**

Any individual residing in a unit for a maximum of thirty (30) days per calendar year (who is not the owner of record) must:

- Complete an application and screening process
- Pay the required application fee (per resident 18 years or older; legally married couples pay one fee)



All renters/lessees are required to:

- Submit an LPT application and lease agreement
- Obtain a Certificate of Approval
- Comply with all Association lease requirements

All documentation will be maintained in the unit owner’s file at the LPT Management Office. Current application fees are available upon request.

**Vacation / Extended Absence Precautions**

If you are leaving your unit for an extended period:

- Turn OFF the main water valve
- Switch OFF the circuit breaker for the water heater

These measures help prevent potential damage and ensure safety.

**Hurricane Season Reminder**

Hurricane season runs from June 1 through November 30. Residents are encouraged to begin early preparations and stay informed on safety procedures.

**Building Updates**

Installation of new impact windows in Line 4 is currently underway. We appreciate your patience as this improvement project progresses.

**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!**

**TWO CONVENIENT LOCATIONS**



**EMERGENCY CARE 24/7**

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**SURFSIDE, FL 33154**  
**(305) 866-2626**

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

[dredyaguerradds@gmail.com](mailto:dredyaguerradds@gmail.com)  
[www.dentistsurfside.com](http://www.dentistsurfside.com)

**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!



**International Beaver Day, April 7**



Today, manmade (mitigation) wetlands cost from \$10,000 to 100,000 per acre to build, while each beaver family creates and maintains several acres of wetlands — for free.

April is

# NATIONAL CAR CARE MONTH

*"A well maintained car is a safer, happier car!"*

**Have your car checked today!**

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## THINKING OF SELLING OR BUYING?

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*Get Honest Experienced Help Selling or Buying your Home.*

**TRUST the advice of a professional.**

When it comes to **Selling** or **Buying** a home, it is important to **trust** in a **Real Estate Agent** who cares about your neighborhood as much as you do. When you are ready to buy or sell **give me a call**, your local real estate expert.

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**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 Boaz License #P11524

## BLINDS SHADES CURTAINS

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# What's My HOME WORTH?

ROSA JACQUELIN | BROKER ASSOCIATE  
 786.239.1283

## EARTH DAY 2026: The forest is fighting back

If you've ever doubted whether big environmental goals can actually be achieved, Pakistan has a story for you.

In 2014, the Pakistani province of Khyber Pakhtunkhwa launched an audacious goal: plant one billion trees. Skeptics were plentiful. But by 2018, a WWF audit confirmed the province had not only hit its target but surpassed it — planting 872 million seedlings with an average survival rate of nearly 89 percent, ahead of schedule, expanding the region's forests by 350,000 hectares. The International Union for Conservation of Nature called it "a true conservation success story," and the province became the first entity in the world to complete the Bonn Challenge, a global pledge to restore degraded land.



Energized by that success, Pakistan launched the Ten Billion Tree Tsunami in 2019 — a nationwide, government-backed effort to keep going. More than 500,000 green jobs were created in the process, many of them going to daily workers in rural communities who needed them most. Forest cover has measurably increased around every major planting site.

No project this large is without bumps. Independent researchers note that survival rates at some sites run lower than official estimates, and that species selection and long-term care matter as much as raw planting numbers. But even the skeptics agree: this is one of the most ambitious reforestation efforts ever attempted, and it is working.

### NO JOB TOO SMALL SATISFACTION AND QUALITY GUARANTEED



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