



# Lake Point Tower

## Monthly Newsletter

Volume 16 Issue 8

A Monthly Newsletter for the Residents of Lake Point Tower Condominium

March 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

## Spring Community Update

As we move into the spring season, the Board of Directors and Management would like to share several community updates and reminders. Thank you for your continued cooperation as improvements and projects continue throughout the property.

### Building Entrance System Now Active

The new building entrance system is now active. All building doors will automatically lock at 11:00 PM and unlock at 7:00 AM each day.

Old fobs no longer work and will not be reactivated. No physical fobs or access cards will be issued. Building access credentials are assigned per person and must be installed on your mobile phone using the Unifi Identity app.

Registration instructions were previously emailed to residents, and reminders were recently sent. Printed instructions are also posted in the mail room.

To register, visit lakepointtower.net, click Resident Login, and follow the prompts using the one-time code sent to you.

Owners must register their tenants or renters, as tenants cannot register independently. Once registration is approved, you will receive instructions and a link to install the Unifi Identity app.

Please note that building access registration is separate from vehicle gate access. Residents who are not registered will need to contact security for entry during locked hours.

For assistance, contact the property manager at propertymanager@lakepointtower.net.

### Marina Light Upgrade

The permit for the marina light upgrade has been received, and work will begin shortly. Electrical and lighting improvements will be completed throughout the



*Continued on page 2*

## **Spring Community Update** *(cont. from page 1)*

marina area to address the violation issued in 2024 and bring the property into compliance.

### **Protecting Your Vehicle During Construction**

Residents parking near active construction areas should be aware that dust and small debris may occasionally accumulate on vehicles despite the contractor's efforts to control it.

If parked near the building, you may wish to cover your vehicle for protection. Residents may also use the car wash station located near the BBQ area.

### **Construction Waste Disposal Reminder**

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

This list is not all-inclusive. It is the responsibility of each unit owner and/or lessee to properly dispose of these materials at their own expense. Improper disposal may result in violations and removal charges.

### **Short-Term Rental & Guest Notification**

Short-term rentals are not permitted in the building unless expressly authorized in accordance with Association rules and regulations.

Residents are also reminded that management must be notified of any guests staying in their unit to ensure proper building security and compliance with Association policies.

### **Pool Area Safety & Etiquette**

Residents and guests are reminded to follow proper pool etiquette to keep the area safe and enjoyable for everyone. No glass containers are allowed in the pool area for safety reasons. Children under the age of 18 must be supervised by an adult at all times while in the pool area. Residents and guests are also required to wear proper swim attire when using the pool.

### **Violation Notifications**

Please be advised that all outstanding and newly issued violation amounts due will be posted to your account. If a violation results in a fine, please follow the payment schedule provided to avoid additional late fees.

### **Community Rules & Reminders**

- Cooking or barbecuing is not permitted on terraces.

- Hallway doors must remain closed except when entering or exiting.
- Nothing may be hung on common walls or placed in hallways.
- White shutters only are permitted on terraces.
- Items hung from terrace ceilings or railings may not exceed 45 pounds.
- No items may be stored in A/C closets or electrical meter rooms in accordance with Fire Code regulations.
- BBQ grills are first-come, first-served and must be cleaned after use.
- BBQ hours are 6:00 AM – 11:00 PM.

### **Monthly Maintenance Reminder**

Monthly maintenance assessments are due on the first day of each month.

Accounts that are consistently late or more than 30 days past due may be referred to the Association's attorney for collection. Any legal fees or costs incurred will be the responsibility of the unit owner and/or lessee and will be added to the outstanding balance.

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(305) 643-1444**

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

# MARCH IN HISTORY



- Harvard University students in March 1939 thrilled the public with their new fad: Goldfish swallowing.
- On March 15, 1937, the first blood bank was established at Cook County Hospital, Chicago, Ill.
- On March 30, 1867, Alaska was purchased from Russia for 2 cents an acre.

Impossibly cute (and endangered.)

National Panda Day  
March 16.

**Mobile (786)-277-7355**  
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## 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

# What's My HOME WORTH?

ROSA JACQUELIN | BROKER ASSOCIATE  
786.239.1283

## Need a Ride to the Airport/Port?

**CALL ORLANDO 954-319-9987**  
to schedule a quote, time, and date

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# Beat The ‘Captivity of Activity’ with Rest

There’s a difference between accomplishing something and doing something. Our fast-track world honors constant activity, but those who aren’t selective about what they do can wind up with a lot of stress and feel like a mouse on a treadmill. They’re running fast, working hard, and not getting anywhere. Experts call it the “captivity of activity.” Here are some of the symptoms:

- You’re in a constant rush.
- You think that no matter how much you work, you’ll never have enough time to do it all.
- You are chronically tired and emotionally exhausted.
- You believe that if you stop, everything will fall apart.

It won’t. Here’s a radical notion that will help: Get some rest. That doesn’t mean rushing off for a vacation, because that could raise your stress level even higher. It doesn’t mean taking a less-stressful job, because every job includes stress. And it doesn’t mean putting your kids up for adoption, because you’ll continue to run anyway. The key to resting is to actively do nothing for a while, and then do it some more.

Will the world fall apart if you say “no” more often? Will anyone care 10 years from now if your home isn’t very neat today? Will your kids be harmed if you tell them not to interrupt your down time? Will you lose your reputation by not volunteering for the next big project? If your stress level is pushing you toward burnout, you have to give careful thought to these questions.

Life isn’t going to slow down, but you can purposely find ways to do it when you need to and to get some rest. The trap of activity will always be there, waiting to pull you in.



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