

Lake Point Tower

CONDOMINIUM

A Monthly Newsletter for Residents of the Lake Point Tower Condominium

Volume 17 Issue 2 September 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

A Message from the Board and Managment

As we continue making improvements to Lake Point Tower, the Board would like to share several important reminders regarding community policies and provide updates on ongoing building projects. Thank you for your patience and cooperation.

1. Noise & Party Hours



At all times, residents are reminded to keep stereos, radios, televisions, musical instruments, and voices at a reasonable volume so as not to disturb other residents, both inside their units and in areas around the building.

Parties with live music are permitted from 5:00 PM until 11:00 PM. All parties must conclude no later than 1:00 AM. Please be considerate of your neighbors and help maintain a peaceful environment for everyone.

2. Immediate Family Members Occupying a Unit

Unit owners, including absentee owners, must notify the LPT Management Office in writing when arrangements are made for immediate family members to occupy their unit while the owner is absent. The notice must include:

- The names of the immediate family members.
- Their current addresses and telephone numbers.
- The duration of their visit.

Visits may not exceed thirty (30) days.

3. Window Shades, Drapes & Window Coverings

To maintain a uniform exterior appearance of the building, residents are reminded of the following requirements:

- All window shades must be white.
- Drapes that are not white must be lined in white so the exterior of the building presents a consistent appearance.
- Any light- or sun-proofing material applied to windows must be clear in color. Silver- or gold-colored materials are not permitted.

4. Building Project Updates

Impact Windows: Installation of impact windows in Lines 2 and 4 has been completed. The next installation phase will be in Line 5.

Continued on page 2

Message from the Board *(cont. from page 1)*

Balcony Railings & Screens: Installation of balcony railings and screens is underway.

Concrete Restoration: Concrete restoration work is nearing completion.

We appreciate everyone's continued patience as these important building improvement projects move forward.

5. Official Records Requests

Many Association records are available on the owner portal; please review it before submitting a new request. Please submit all official records requests in writing via U.S. Certified Mail, Return Receipt Requested, to Lake Point Tower Condominium, Inc., c/o Management Office, 100 Golden Isles Drive, Hallandale Beach, FL 33009. Include the specific documents and dates requested.

Under Florida Statute § 718.111(12), the Association makes existing official records available for inspection or copying within 10 working days of receipt of a written request. The Association is not required to create new reports or analyses in response to a request.

Working Together

Lake Point Tower is our building and our community, and maintaining it requires everyone's participation. We are all owners who share the same goal: a safe, financially responsible, and well-maintained building that protects and enhances the value of our homes. The Board remains committed to making responsible decisions, controlling costs, maintaining our property, and protecting the long-term interests of Lake Point Tower as a whole.

Thank you for your continued cooperation and support.

LPT Board of Directors
& Property Management



Don't be Polite When it Comes to Security



One World Trade Center in New York City, has a security system that cost $20 million to purchase and install in 2008. Nonetheless, in 2016 a New Jersey teenager managed to get in and roam about for two hours. Everyone knows the security dangers in that scenario. Maintaining secure areas is a problem because people are so nice. They let their colleagues into the building, even when they are not sure they know the person. The most common causes of unauthorized entry into a building are piggybacking or tailgating.

Tailgating and piggybacking Tailgating occurs when one person properly enters a secure door but another follows, unbeknownst to the first person. Piggybacking is different because the piggybacker gets permission. The piggybacker actually asks for access (Hey! Hold the door!). Sometimes, people just hold the door for the person coming behind them.

The habit of courtesy. Holding the door for someone is a deeply ingrained habit. If that person is carrying something large, like computer equipment, it is virtually seen as a requirement to hold the door. But that is a typical ruse. "If you ever used your access card to get into a building, then held the door open so someone who looked like he might work there can enter, you have participated in a security breach," says Mark Borto, CEO of Boon Edam, the leading manufacturer of security entrance solutions in North America.

Quoted in Bloomberg Businessweek, Borto also says, "The best access control systems in the world can be defeated by exploiting the fact that people are nice and will allow others to follow them through doors." Simple courtesy seems benign but it puts everyone at risk.



The views expressed here are not necessarily those of Coastal Group Publications, Inc. (CGP) or its staff. CGP assumes no responsibility for any text or illustrations submitted for publication.

Preparedness Includes Your Wallet

Emergency planning usually brings to mind flashlights and bottled water, but disasters are also financial events -- and a few quiet steps now can speed a recovery later.

Start with cash. According to Ready.gov, when the power fails, ATMs and card readers fail with it, so keep a modest amount in small bills somewhere safe.

Check your insurance before you need it. Federal officials point to a fact that surprises many homeowners: standard homeowner policies typically do not cover flood damage, which requires a separate policy through the National Flood Insurance Program -- and that coverage usually takes 30 days to take effect.





PATRICKJAIMEZ PA

Mobile (786)-277-7355
patrickjaimez@gmail.com
COLDWELL BANKER GLOBAL LUXURY

Hablo Español/Falo Português
Selling Real Estate for over 20 years!

THINKING OF SELLING OR BUYING?
I CAN HELP. I AM AT YOUR SERVICE.
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.

Call me today for a FREE, no cost obligation, comprehensive market analysis of your property.

stellar
Public Adjusting Services
Professional Insurance Claim Representation

CALL US BEFORE YOUR INSURANCE COMPANY!!
(305) 396-9110
STELLARADJUSTING.COM

CALL US TODAY FOR A FREE CLAIM INSPECTION



RE-OPEN OLD & DENIED CLAIMS
WATER DAMAGE TO KITCHEN OR FLOORS?
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 Boazizi License #P175224

BEAUTIFUL BLINDS. BETTER LIVING.
Style, Privacy & Comfort — Customized for Your Home



CUSTOM BLINDS & SHADES
BLINDS & SHADES | ZEBRA SHADES | VERTICAL BLINDS | MOTORIZED OPTIONS
Perfect for Condos, Homes & Rentals

FREE In-Home Consultation
EXPERT Installation
GREAT for HOA, Condos & Rentals
COMPETITIVE PRICING for Today's Economy
QUALITY Products You Can Count On

SCHEDULE YOUR FREE ESTIMATE TODAY!
786-300-1979

LOCAL. RELIABLE. PROFESSIONAL. | Proudly Serving South Florida

WANTED
PRINT JOBS anything that puts ink on paper

Condo/HOA Services | Residential or Commercial
Voting/Election Packages • Annual Notices (w/ affidavits) • Letterhead
Property Signage • Stickers/Decals • Window Lettering • Binding
Denizens | Businesses | Club Promoters | Restaurants | City
Celebrations • Obit Books • Biz Cards • Promo Materials • Brochures
Announcements • Posters-Banners • Vehicle Wraps

Contact Marc (the newsletter guy)
cgpimarc@earthlink.net | 786-223-9417

Persons submitting same agree to do so voluntarily. CGP is indemnified and held harmless from any and all liability arising out of such publication. Coastal Group Publications (305) 981-3503.

WHAT AN AIR CLEANER CAN – AND CANNOT – DO



An air cleaner can be a big help for people with allergies, but there are some things it won't do. It will not lower the radon in your basement, according to the Environmental Protection Agency. It will not fix a mold problem, and it will not do much about the fumes from fresh paint or a new carpet. No air cleaner removes everything. What a good one will do is pull particles out of the air: pollen, dust, pet dander, mold spores, wildfire smoke.

The number to look for is the CADR, or clean air delivery rate, verified by the Association of Home Appliance Manufacturers. It tells you how much clean air the machine delivers per minute, with separate scores for smoke, dust and pollen. AHAM's rule of thumb: the CADR should be at least two-thirds of the room's square footage. A 300-square-foot bedroom wants a CADR of 200 or better. Buy a true HEPA filter, which traps 99.97 percent of particles down to 0.3 microns. Be wary of "HEPA-type" and "HEPA-like," which mean almost nothing. Add an activated carbon layer if odors are the problem. Skip ozone generators -- the EPA warns that ozone irritates the lungs and does a poor job on pollutants anyway. Look for CARB certification, California's ozone safety standard.

Cigarette smoke is the hard case. The visible haze is particles a HEPA filter can catch, but the smell is a gas that slips straight through -- only activated carbon adsorbs it. No purifier can pull the smell out of walls, curtains and upholstery. Then check these two costs: replacement filters, which can run $50 to $100 a year, and noise. A loud one is a nuisance.

NO JOB TOO SMALL
SATISFACTION AND QUALITY GUARANTEED





YOUR FULL SERVICE CONTRACTOR SINCE 1980

- Condo Specialists
- Kitchens & Bathrooms
- Cabinets & Countertops (New & Resurfaced)
- Garage Conversions
- Room Additions
- Interior & Exterior Painting (Our Specialty)

DIAMOND REMODELERS

305-865-9005

Call Today for your
FREE ESTIMATE
Serving Miami-Dade & Broward

Condo Specialists

www.DIAMONDREMODELERS.com
Special Discounts will be applied for mentioning this ad.
Jeffrey Diamond Lic# CC94BS00437 | Anthony Lasorsa Lic# CGC031497

Published monthly at no cost for Lake Point Tower by Coastal Group Publications, Inc. Contact CGP at (305) 981-3503 or www.cgpnewsletters.com to advertise in one of our newsletters or to get a free newsletter for your property.