



OBSERVER

Vol. 1

AUGUST 1983

No. 1

A MESSAGE FROM THE PRESIDENT

To all Unit owners and friends:

It gives me great pleasure to send you this first communication as President of the Summit Condominium Owners Association.

I would like to thank those people who attended our first board meeting and offered their support and understanding. Their co-operation was deeply appreciated. I am just sorry that more unit owners did not attend so they would have been able to appreciate the goals of the new board of directors.

Simply stated, our goals are to make the Summit a place where people can live together in peace, harmony and happiness. After all, our fortunes are intertwined. What's good for one unit owner is good for all, and conversely, what's bad for one effects us all. So it's extremely important that we all work together in a common cause. I hold out a hand of friendship to all unit owners and hope that many will join us in an effort to upgrade the Summit and make it the showcase condominium on the beach.

I would also like to take this opportunity of thanking my co-directors, advisors and committee members for their wonderful support, and without whose help, this would have been an impossible task.

I look forward with great anticipation to the pleasure of seeing you at the next board meeting.

David Feir, President

THANKS TO J.E. ROBERT CO.

Thanks for the flags, screens around the Tennis Courts and the clocks on the pool deck. These will add to our comfort and appearance, we appreciate it.

On July 11, 1983, The Summit Towers Condominium Association held an election of members of the Board of Directors to fill the vacancies carried by the resignation of the Developer Controlled Board. A quorum was present and David Feir, Miriam Wolf and Joseph E. Robert, Jr, were elected to represent you.

The effective date of turnover of the Association to the Unit Owners from the Developer will be August 1, 1983.

On July 21, 1983, the newly elected Board held its first meeting for purposes of organizing and electing officers. The results were as follows:

President: David Feir
Vice President: Miriam Wolf
Secretary/Treasurer: Joseph E. Robert, Jr.

Additionally, the Board appointed Henry Tultshin as Adviser to the Board and Vivian Regenstreif as Assistant Secretary/Treasurer.

THE TAKE-OVER ON AUGUST 1st

There were many subjects to be discussed. Some were concluded, others are held in abeyance. We did not disclaim any of our rights from the developer and such matters are subject to negotiation.

The Developer agreed to assume the obligation of continuing the fight against the parking lot between the Summit and the Beach. This may involve costly litigation but at no expense to us.

The Developer further loaned us \$50,000 for 9 months at no interest. We have already put that sum into a money market account as a reserve fund.

Other important matters will be taken up at a later date.

He also agreed to supply additional equipment for the pool deck.

SUMMIT TOWERS CONDOMINIUM ASSOCIATION

OFFICERS:

S. DAVID FEIRE, President
MIRIAM WOLF, Vice President
JOSEPH E. ROBERT, Sec'y. & Treas.

APPOINTEES:

HENRY TULTCHIN, Advisor
VIVIAN REGENSTREIT
Asst. Sec'y & Treas.
JOSEPH M. KESS, Editor
PAUL ARONSKY, Budget
DAVID PIOTRKOWSKI

EDITORIAL

Allow us to introduce The Summit Observer a modest little publication at present, but one which, we hope, will observe and report on news and views for the benefit of our Unit owners and residents.

August the first marked the day when our newly-elected Board took over control from Wood Holly Associates.

In anticipation of the many problems to be faced, the Board began to make plans and interviewing various suppliers in order to improve our services and reduce our costs.

Elsewhere in this publication you will read about the changes accomplished thus far. Others will be reported on completion.

You may rest assured that the Board of Directors and their advisors are dedicated in their desire to make The Summit an ideal place in which to live.

PERSONALS

If you have any interesting news about yourself or another resident we will be glad to report it. Good news preferred.

OUR SOCIAL CLUB

Under Fred Rubens, President, has plans for some interesting events and will announce them shortly.

IMPROVED METHOD OF SERVICING OUR MAINTENANCE

We have concluded an arrangement with The United Savings and Loan to collect our maintenance checks, deposit the funds to our account and assume all the clerical work at no cost to us.

All that is required is that we mail our checks on time. A late charge of \$25. will be made if checks are not received by the 15th of the month.

This plan saves us the expense of office personnel and record keeping.

For your convenience you may open a money market account with the bank paying approximately 8½%. The bank will then automatically pay your maintenance from your account.

Or you may issue a series of advance-dated checks to the bank.

Complete details will be sent to you by United Federal.

**REMEMBER
PERSONALIZED
SERVICE?
WE STILL
HAVE IT!**

**United Federal
Savings & Loan Association.**



4601 Sheridan Avenue, Hollywood, FL 33021 · 981-8400

BUSINESS DEVELOPMENT

Howard Weiss
Home 987-3660

Joe Zager
Home 431-3916

A division of California Federal Savings & Loan
Association with resources in excess of \$12,000,000,000.

MEMBER
FSLIC

OUR NEW SERVICE CONTRACT

Some Of The Features

- *Security-3 shifts-24 hours a day(same crew-tighter supervision)
- *Joe Musitano will be supervisor of preventive maintenance
- *Exterminating-once a month to every unit
- *2 gardeners instead of one
- *24 hour supervision-Mr. Edward Gillette III, of the service company will manage personnel and the pool
- *In the event of an emergency during the night-phone security-help should be available within the hour
- *Our Mr. Piotrkowski will handle complaints on a part-time basis -
Every Monday, Wednesday and Friday between 9 and 11 in the South Tower Building Office.

GOOD AND WELFARE

There have been many complaints by our Unit owners that our rules of occupancy are too lax and are not being adhered to.

As we all know our condominium rules are dictated by our documents and By-Laws. For example:

- *For reasons of health, pool rules must be observed—Rules are posted at the pools
- *Keep visiting children under control
- *No pets
- *Proper dress in lobbies and elevators

Unit owners insist that they bought a condominium in a prestigious building. For our mutual benefit let us cooperate to make it a fact.

Pest Control Service Schedule

Effective Thru December 1983

SOUTH BUILDING - August, October, December
Second Wednesday, Floors 1 - 8 A.M.
Floors 9 - 25 P.M.

NORTH BUILDING - September, November
Third Wednesday, Floors 1 - 8 P.M.
Floors 9 - 25 A.M.

GREAT EXPECTATIONS

VALET PARKING - by the end of the year.

SHADES ON THE POOL DECK - Soon

WIND BREAKER SCREEN on Eastern extreme of pool deck - in the near future

STAFF INCREASE BY FOUR PEOPLE - extra pool boy and security by December 1.

OF INTEREST TO UNIT OWNERS

A cursory examination of the books and records indicates that the buildings have been run at a substantial deficit

It is our aim to balance the budget by effecting economies in our operations.

We hope to have a detailed report at our October meeting.

Our Service Organization Is Service Keepers, Inc.

In case of emergencies, if no help is visible, call our service manager, Bud Gillette at 522-5668 or 751-2261

PROGRESS REPORT

CONCLUDED

New Service Contract
United Federal to handle our maintenance

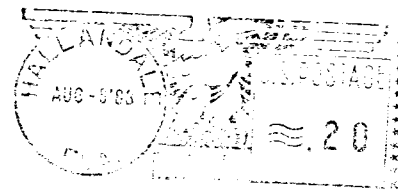
IN PROSPECT

We expect to renegotiate several contracts to more favorable conditions to result in the saving of a substantial amount of money

Insurance contract
Elevator maintenance
Air conditioning for common areas
Florida Power & Light (presently spending a staggering sum)
Appliance contract for unit owners to include plumbing

Talks are being held at present on the above and other matters.

THE SUMMIT OBSERVER
1201 South Ocean Drive
Hollywood, Florida 33019



FIRST CLASS MAIL

PLEASE FORWARD