



# OBSERVER

Vol. 1

NOVEMBER 1983

No. 3

## EDITORS MESSAGE

We are now embarking upon a new season and your officers endeavor to enhance all aspects of comfort plus upgrading the quality and life-style at the Summit. We hope their accomplishments will be instrumental in making you proud and happy to say "I live and I do mean live at the Summit." However, they need your cooperation if we are to succeed in our goal.

Election of Officers is scheduled for Tuesday, Jan. 10, 1984. The importance of voting for the right candidates is not to be underestimated. We need people we can trust to navigate the destiny of our beautiful and extremely expensive edifice, people who will dedicate their time and talents for the benefit of all owners, not for the benefit of a chosen few who are ego-starved. Each of us has invested a lot of money when we purchased our apartments plus tremendous sums in furnishings and decorations. We must protect our investments and the best way is electing the people qualified to perform their duties faithfully and properly.

We have had some bad feelings exchanged during the campaigning and voting for our present officers. The time has come to "bury the hatchet," but not in each others heads. We must all work together for the benefit of all of us. With your cooperation, we will do it. Please get to know and choose wisely the candidates you feel will do their best to maintain and protect the Summit, giving us peace of mind and contentment.

We wish you all a long life full of health and happiness and lots of good news from your dear ones.

## ELECTION ANNOUNCEMENT

All Unit Owners who wish to run for the Board of Directors for 1984 should submit their names, unit #, telephone # and a short resume of qualifications by Dec. 3, 1983. Address your letter to the Election Committee at the Summit Assn. office.

## SUMMIT IMPROVEMENTS

The Board is in the final stages of negotiation for an enclosure around the East Pool to protect the swimmers against the wind which is quite brisk and cold during the winter months when most of our Unit Owners are spending the season here. This enclosure will greatly add to your pleasure and especially to your comfort when you use the Pool. At present, most people except a hardy few "polar bears" do not enter the pool on windy days for fear of catching a nasty winter cold when emerging from the heated pool directly into the path of a cold wind. You will greatly enjoy the comfort when this enclosure becomes available to you.

The Board has arranged to water-proof the east walls of both buildings. There have been instances where water has seeped through these walls during heavy rain storms causing damage to drapes, furniture, flooring etc. We must be protected from wind-driven rains.

To remove the loop-hole in the security of our buildings, we have been advised to close the gate to traffic on Jefferson St. The open gate is an open invitation to trespassers which is a possible danger to us and must be corrected. A pedestrian gate can be made available to Summit residents if necessary.

THE LOUNGE on the 3rd floor, North building has been altered. The planter centered in the middle of the floor has been removed, thereby adding between 75 and 80 square feet of floor space. Additional tiles have been installed to increase the size of the dance floor.

## SHUTTERS

REGARDING SHUTTERS, our shutter committee has investigated various manufacturers and obtained prices. A special introductory offer is available until the year end. If interested, contact:

HAROLD HECHT phone # 920-4585

**SUMMIT TOWERS  
CONDOMINIUM ASSOCIATION**

**OFFICERS:**

**MIRIAM WOLF, Vice President**  
**JOSEPH E. ROBERT, Sec'y. & Treas.**  
**HENRY COHEN, Board Member**

**APPOINTEES:**

**HENRY TULTSHIN, Advisor**  
**VIVIAN REGENSTREIF**  
**Asst. Sec'y & Treas.**

**IRVING L. ROSENKRANZ, Editor**  
**DORIS CANTOR, Assistant Editor**  
**EDITH BASSIOR, Advertising Manager**  
**DAVID PIOTRKOWSKI**

**BOARD OF DIRECTORS MEETING**

The Summit Board of Directors conducted their meeting on Tuesday, Nov. 15, 1983. About 150 Unit Owners were in attendance. After the minutes were read and accepted, our Pres. S. David Feir tendered his resignation upon the advise of his physician. It was with deep regret the Board accepted his resignation. Mr. Feir promised to assist us in every way he can in the future. We wish him a speedy return to good health.

Henry Cohen was immediately appointed to become the third member of the Board for the balance of this term ending Jan. 1984.

The meeting was chaired by Mimi Wolf and R. Roberts in a very competent manner. Several motions were unanimously accepted by the Board and will be voted upon at our next meeting. Some vital changes in our By-Laws were discussed which will also be voted upon. The Budget Committee co-chaired by Adolph Steinhauer and Vivian Regenstreif presented their report which was read to the unit owners.

A question and answer period brought to the attention of the Board some important suggestions to be considered for the improvement of the buildings and the comfort of the Unit Owners. Henry Tultchin, our advisor clarified several important questions with his usual Solomon-like wisdom.

This meeting was most constructive. The suggestions made could in a short time make the Summit a real prestigious Condo as we all want it to be.

At the close of the meeting, the Unit Owners left in a optimistic frame of mind that indeed we were on the right path toward a Super Summit.

**BOARD PROPOSALS**

The Board will propose an Amendment to the By-Laws at our next meeting. These changes were deemed very necessary and important. The Board will propose a 9 member Board instead of the present 3. Five Board members to be elected for a 2 year term and 4 members elected for 1 year, thus every year we will elect new members to the Board.

The Board will also recommend that one signature on a proxy will be sufficient. However, the proxy can be nullified if a spouse or unit partner does not agree with the proxy by sending the Board a written and signed objection to the proxy statement.

At present 51% of the unit owners are required for a quorum, but from past experience here and practically all Condos we feel 35% attendance would be a fair amount to become an official quorum. Rarely can 51% of the members be present at any meeting due to the geographic location dispersal of many unit owners.

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

**United Federal**

Southeast Division California Federal



**Have a Happy and Healthy New Year**

**CALL YOUR PERSONAL BANKER  
FOR CURRENT HIGH RATES**

Howard Weiss and Joe Zager 981-8400  
4601 Sheridan Avenue, Hollywood, FL 33021

MEMBER  
**FSLIC**

## LETTER TO THE EDITOR

Over a year ago, the Summit Unit Owners were solicited to contribute \$100.00 per unit by the AD-HOC COMMITTEE. The funds were to be used to try to do away with any plans to make a parking facility on our beach.

Later, the Unit Owners were again asked to contribute an additional \$100.00. We were told that disaster could ensue if we did not back this committee. So far nothing has happened. It is not known how many contributed \$100.00 or \$200.00, or responded at all.

We have been asking for an accounting of all funds received, funds disbursed and for what purposes. So far, there has been no accounting. Unspent funds, if any, have not been returned to Unit Owners.

We therefore ask you, Dear Editor, to tell us what to do about this issue. It is of interest to many unit owners who have contributed.

We await your comment.

BERNARD TITTMAN, units N806, N808  
ELI COHEN, unit N 611  
HERB LEVINE, unit N 2003

This is a topic which arises often. We need more input on this subject. Therefore, I will for the present withhold comment until more vital information reaches my desk. I would appreciate hearing from more unit owners.

## MAINTENANCE

We have hired more help on our staff, tightening the security and increasing the cleanliness of our buildings and pool deck which of course requires additional funds. As the old saying goes "The Piper must be paid." We are therefore increasing our maintenance budget commencing Dec. 1, 1983 by 14% and an additional 11% on April 1, 1984. Your maintenance cost will be considerably lower than most comparable condos in Florida. The increase will not only provide the necessary funds for the additional services but will also include a contingency fund instead of a low maintenance charge and periodic large assessments. You will be notified shortly the exact amounts to be paid.

**If you need it for your home**

*It's at...*  
**Barnett's**

•Housewares•Hardware•Paint•Locksmith•Shades•  
•Gifts•Bath/Closet Shop•patio/Dinette Furniture  
•Floral Arrangements•Dinnerware•Lighting  
•Electrical•Plumbing•Garden

FREE GIFT WRAPPING/WE DELIVER

Open Daily & Sunday  
100 E. Hallandale Beach Blvd.  
Tel. 456-0566 (Broward), 949-1682 (Dade)

Member Hallandale Chamber of Commerce, Better Business Division

## Welcome Aboard Travel

710 Atlantic Shores Blvd.  
Hallandale / (305) 454-8500

### Special Group Rates 7 DAY CRUISE

— OCEANIC — March 3rd, 1984  
*San Juan — St. Thomas — St. Maarten*

#### OUTSIDE CABINS

Category 7

**Our Price \$1050 - including port tax**  
Reg. Price \$1355 - plus port tax

#### INSIDE CABINS

Category 10

**Our Price \$900 - including port tax**  
Reg. Price \$1195 - plus port tax

*Prices based on a minimum of 16 passengers*

Contact: **Vivienne Singer**  
922-2402 (Resident Agent)

## SUMMIT ELECTIONS

ELECTION DAY at the Summit Condo is imminent. It is of the utmost importance that the unit owners who have the greatest concern for our development are elected.

If you do not plan to attend the election, please be sure to give your proxies to Unit Owners who have your welfare in mind. We ask you not to give proxies to self-interest groups, often to the detriment of Unit Owners.

Please be alerted that there is only one Summit Towers Condominium Association.

## MANAGERS OFFICE HOURS

Our manager Edward Gillette advised us that his office hours are from 9 A.M. to 12 noon and from 3 P.M. to 6 P.M. daily except Saturdays and Sundays. He will at all times leave the phone number to contact one of his capable men who in turn can quickly reach Mr. Gillette in case of any emergency. There will always be available someone to contact whenever his office is closed.

## APPLIANCE CONTRACT

A committee has screened and thoroughly investigated several service companies who maintain appliances and make minor electrical and plumbing repairs.

Broward Factory Service was selected because the consensus of other Condos who were interviewed recommended them as being more reliable and giving better service. The cost of these service contracts vary slightly. Broward Factory Service has agreed to a half day waiting time for their service man to call on you instead of the usual "will call on you some time today - please be there when the service man arrives." They will let you know if their repair man will call on you in the morning or in the afternoon - you will not be required to wait in all day.

Broward services their accounts seven days a week. Saturday and Sunday calls will be made for emergencies such as Refrigeration or Air Conditioner malfunctions.

Another feature is that the Summit Condo Assn. will pay Broward on a monthly basis. Therefore the service should be better as they will be anxious to keep us satisfied.



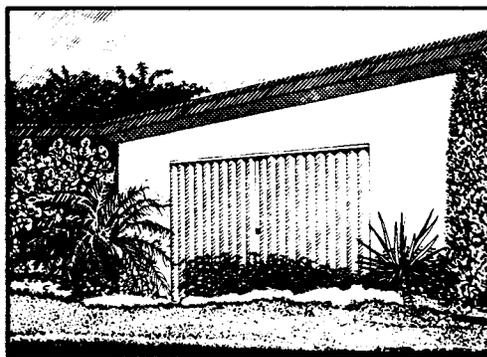
**Thermo-Wrol™** Aluminum Shutters  
**Wrol-Lex™** PVC-Triblend Shutters

Fingertip controlled protection from Sun, Storm or Burglary can be provided for your family and valuables. Call for an obligation-free consultation with one of our qualified sales engineers.

CGC 010998  
AS SEEN ON TELEVISION

Serving Broward, Dade, Monroe, Martin, St. Lucie, Lee, Charlotte & Collier Counties

**Wrol-Up**  
SHADES & SHUTTERS



**Wrono-Fold™** Accordion Shutters

CALL

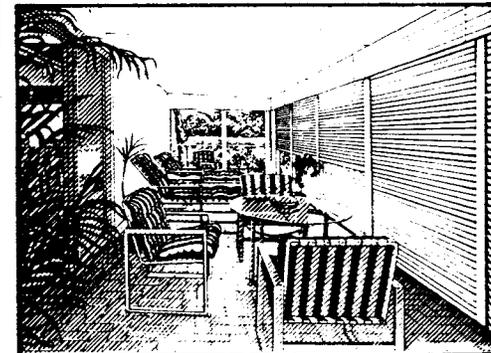
**456-6979**

IN HOLLYWOOD

**Security and  
Protection  
with  
Elegance**

**VISIT OUR FACTORY  
SHOWROOM**

211 N.W. 5th AVENUE  
HALLANDALE, FLA.  
33009



**Stormex™** Aluminum Shades

## CITY OF HOLLYWOOD ELECTIONS

The threat of the Parking lot planned to be erected in back of our building has reared its ugly head once more and we are watching this drama unfurl closely. There are three present Commissioners facing re-election. Mrs. Kathleen Anderson was favorable to our cause. Mayor David Keating and John Williams voted against us. We must seriously consider not voting for the re-election of Anti-Summit candidates. Now that you know who our friends are, please vote for the candidates who will be best for our cause. Every vote counts.

## SUMMIT ELECTION of OFFICERS

**Tuesday, JAN. 10, 1984**

*Your Vote Is Important  
Use It Wisely  
Elect Officers Who Care!*

*Rentals*



*Sales*

*For "On Site"  
Personal Attention  
Of Your  
Real Estate Needs  
Call*

**LEE LICQUIA  
925-4418**

Suite 8  
1109 North Federal Highway  
Hollywood, Florida 33020

## INSIDE APARTMENT REPAIRS

For the convenience of those who are unable to make their own minor repairs or improvements in their apartments, we have made available to you our maintenance staff after their working day is over. Simply call the office: tel.#925-3336 between 3:30 and 4 P.M. and one of our maintenance men will contact you to discuss your problem and make necessary arrangements to correct the trouble spots. The service charge is to be negotiated between you and the maintenance people. Payment is to be made direct to them, not through the office.

## Pest Control Service Schedule

*Effective Thru December 1983*

### SOUTH BUILDING —

Second Wednesday, Floors 1 - 8 A.M.  
Floors 9 - 25 P.M.

### NORTH BUILDING —

Third Wednesday, Floors 1 - 8 P.M.  
Floors 9 - 25 A.M.

*Call...*

**Carole Muss or Barbara Gluck**  
*If You Need A  
Shore or Horizon Apt For Rent.  
We Also Have Apts. For Sale.*

**CONDO RESALES, INC.**  
456-2410      Broker      945-6579

general dentistry



**joseph a. shore**  
d.d.s.  
suite 200  
hollywood federal bldg.  
2101 e. hallandale beach blvd.  
hallandale, florida 33009  
telephone 458-1246

# **SUNNY ISLE DRUGS**

186th and Collins Avenue  
(6 blocks south of Marco Polo Hotel)

**OPEN: Mon. - Fri. 9 AM-9 PM**

Sat. 9 am-5 pm Closed Sundays

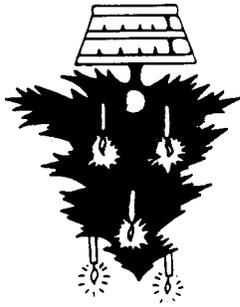
## **FREE DELIVERY**

# **931-4949**

**SENIOR CITIZENS  
ASK ABOUT YOUR  
20% OFF  
& CALL FOR  
DRUG PRICES**

**WE CARE**  
WITH PERSONALIZED  
INFORMATION ABOUT ANY  
DRUG YOU TAKE BY FLORIDA  
REGISTERED PHARMACISTS  
**BOB & ZACHARY**  
EISENMAN (brothers)

## **FREE DELIVERY**



**HAPPY  
HOLIDAYS**



---

**THE SUMMIT OBSERVER**  
1201 South Ocean Drive  
Hollywood, Florida 33019



**FIRST CLASS MAIL**

PLEASE FORWARD