



OBSERVER

Vol. 1

DECEMBER 1983

No. 4

EDITORS MESSAGE

This is the last issue before the election of a new Board of Directors. Our present Board, especially Mimi Wolf and our advisor Henry Tultchin is to be heartily commended for a monumental task well done. The accomplishments of the present Board is listed inside this issue, far too many to itemize in this space. Considering so small a Board who unstintingly gave of their time and energy, the results of their efforts for the good and welfare of all unit owners is most commendable.

We now seek new members to be elected to the Board whose interest is not self-interest but what is best for Summit unit-owners. A \$100,000,000 property with an annual budget of \$1,200,000 must be entrusted to a capable Board with experience, honest and trustworthy who will be able to account for every dollar spent and spend every dollar wisely.

The present Board laid the foundation of the cases against the developer and the parking area situation. High on the agenda of the new Board is the unrelentless continuation of these actions and bring a successful conclusion to these matters.

The present administration including our advisor will not participate with the new Board enabling new talent to develop and avoid perpetuation.

We need workers, not shirkers on our Board. Do not waste your votes and later complain about the shortcomings of the members on the Board. We need conscientious people who are really interested in protecting our investment, not glory seekers whose purpose is to form a clique and control the destiny and purse-strings of the Summit.

We give a rousing thanks to the talented people who so willingly volunteered to be on committees, their experience greatly assisted the present Board. We are looking forward to the continuation of their efforts with the new Board.

We wish you all a Happy and Healthy New Year. May Peace reign supreme in your household and harmony prevail with all of us at the Summit.

BOARD ACHIEVEMENTS

Herewith are some of the achievements of the incumbent Board of Directors elected July 13, 1983.

President: David Feir — Vice President: Miriam Wolf — Sec. Treas.: Joe Roberts — Advisor to the Board: Henry Tultchin — Asst. Sec. Treas.: Vivian Regenstreif.

The Board of Directors appointed a committee of five unit owners who unanimously selected "Service Keepers" to service our buildings. This arrangement saved the condominium between \$40,000.00 and \$60,000.00 yearly by eliminating the cost of a management fee.

The contract with Atlas Security was included in the arrangement. The amount of personnel was gradually increased and starting Dec. 1, 1983 will be in full force. Pest extermination service was initiated, gardening personnel was increased.

The Association made a contract with United Federal Savings & Loan Association to collect our monthly maintenance payments and mail late charge notices if necessary for those unit owners who are delinquent in their payments. There will be no charge to the association for this service.

Florida law provides that the Real Estate Taxes should be on 100% of the market value. The County Real Estate appraiser bases the assessment on the amount of stamps paid on the purchase contract which in most cases was higher than the prices we actually paid for the unit. Prices for South Tower for identical apartments were 10 to 15% higher than in the North Tower. The association by negotiations with the appraisers office succeeded in bringing prices of the South Tower to the North Tower level and also lowering the assessment to more acceptable levels. It is realistic to expect that based on Jan. 1984 will be further reduced through negotiation with the County property appraiser.

On Aug. 1, 1983, the takeover of the administration of the building took place and was turned over by the developer to the unit owners.

The Board is well aware of many deficiencies of the buildings due to the fault of the developer. Rectifying this situation will take time and most probably will necessitate court action. Some of the deficiencies are most urgent and should be taken care of as soon as there are funds available without prejudice to the case.

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

Transitions under these circumstances can be considered smooth but many issues are not yet resolved.

The position of the developer can be best described by stating that the building was turned over with \$2000.00 cash and a \$50000.00 interest free loan to the Association which we negotiated. Characteristically, in a complex of 567 apartments, we received only two umbrellas as equipment for the pool deck.

To work under these conditions when the developer was reluctant to even pay the July bills which he was responsible for and also refuses to return upstart capital did not facilitate the Boards work.

Insurance premiums for this half a year was prepaid by the developer. The Board was able to effectuate a rebate of approximately \$6000.00 for the half year.

The Otis Elevator contract was also renegotiated. The Board was able to obtain a saving of \$500.00 per month keeping the same services as before. The Nov. 1st appliance contract with Broward Factory Service was instituted. The Board considered the contract advantageous to the unit owners especially since they agreed to service our common areas free of charge enabling us to save several thousand dollars yearly.

Anyone moving into the Summit has to be screened. Our screening committee brought the matter of screening under control. Owners who rent now have to deposit \$1000.00 security to protect our common areas from eventual damage.

The Budget Committee prepared our 1984 budget for the Nov. 15th Board of Directors.

David Feir resigned on Nov. 15th because of health reasons. Harry Cohen was appointed Director.

Joe Kess resigned as Editor of the Summit Observer. The November issue was published by Irving Rosenkranz, the newly appointed Editor of the Observer.

The Decorating and Maintenance Committee replaced shower doors in the exercise rooms. Three additional bike racks were ordered. The flower box in the North Lounge was removed and the dance area enlarged. Gate, enclosure on pool deck, waterproofing of the East walls, new floors in the elevators are close to realization. One oxygen tank for the North building and one for the South building are ordered and will be available in case of emergency.

In order to keep our unit owners (especially those who are out of town) informed about the events in the "Summit," we are issuing a publication "The Observer" which will appear about eight issues yearly. From the impressions we have received from the many unit owners, this publication is well received. This is the fourth issue you are reading.

**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

RECOMMENDATION

The following unit owners are working on the committees with the present Board and are recommended to be voted for:

DORIS CANTOR, Chair. Screening Committee

HAROLD COHEN, Board Member

ARCHIE EISENBERG,

Chair. Waterproofing Committee

GEORGE IZZO,

Chair. Special Assignment Committee

LOUIS MARK, Construction Committee

DAVID PIOTRKOWSKI,

Chair. Appliance Committee

VIVIAN REGENSTREIF, Assistant Treasurer

IRVING L. ROSENKRANZ,

Editor of Summit Observer

LEO SHUSTER, Chair. Decorating Committee

GALA NEW YEARS EVE BALL

At The

Art & Cultural Center

COMPLETE SIT-DOWN DINNER

MUSIC — ENTERTAINMENT — B.Y.O.B.

\$25.00 Per Person

Guests \$30.00 each

Presidential Food Market

In The Lower Shopping Arcade of the
PRESIDENTIAL TOWERS APTS.

2501 South Ocean Drive (A-1-A)

Hollywood

1 Block North of Diplomat Hotel

BOB EVANS / Store Manager

*Delivery to your Apartment on
Minimum \$25 Orders*

CALL: 929-2300 Before Noon

Open Mon. - Sat 8:30 A.M. to 5:30 P.M.

Validated Parking

JALMARK - EAST REALTY, INC.

Invites All Unit Owners and Tenants At The Summit
To A

PRE - NEW YEAR'S PARTY

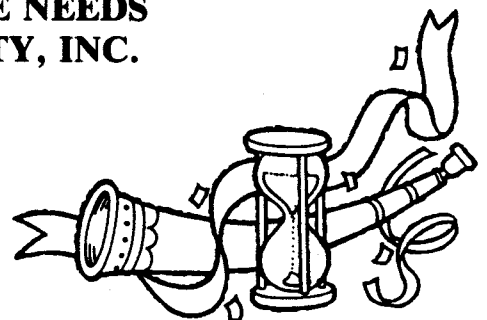
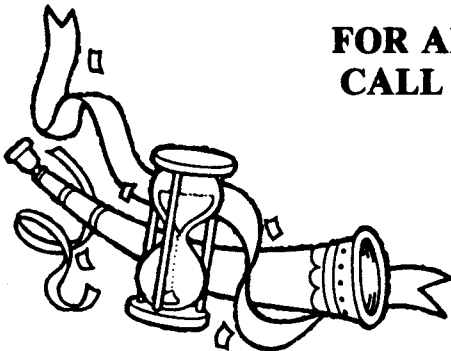
On The Pool Deck

Thursday, December 29th, From 4 P.M. to 6 P.M.

Barry, Paul and Ted Wish You All A Healthy & Happy New Year.

**FOR ALL YOUR REAL ESTATE NEEDS
CALL JALMARK-EAST REALTY, INC.**

981-7125



A LETTER TO THE EDITOR

An open letter to the Summit ad hoc Legal Committee, Arthur Kuris, Bernard Lewis, Mordechai Golan, Arthur Feder, Martha Brecher and Cy Wildhorn. (Concerning a simple matter of arithmetic and an unattainable accounting).

TO BERNARD LEWIS, you asked me to write a letter, here it is—

I have received a \$31.00 refund check from an unknown organization named Summit Owners Protective Council despite the fact that I contributed \$100.00 to the Legal Fund of the Summit ad hoc Legal Committee.

No explanation or accounting accompanied it except for a script notation "\$10.00 held in reserve." In reserve for what purpose?

Legal proceedings against the City of Hollywood on the parking lot ended unfavorably against us a long time ago. Why the reserve?

The aforementioned \$31.00 represents 31% of our \$100.00 contribution. The \$10.00 held in reserve represents an additional 10%.

Jeffrey Streitfeld of Becker, Poliakoff and Streitfeld promised us at a General Meeting in October 1982 that litigation costs against the City of Hollywood would

range between \$5,000.00 and \$10,000.00 and in no event would exceed \$10,000.00.

In addition to the owners contributions to the Legal Fund of over \$30,000.00, Louis R. Bianculli, the Developer added \$5,000.00. Thus assuming litigation costs against the City of Hollywood amounted to \$10,000.00, the net cost to the Legal Fund and the condo owners was \$5,000.00

Thus \$95.00 or 95% out of each \$100.00 contributed to the Legal Fund must be returned to us plus accrued interest from the bank depository.

Any sums expended by the Ad Hoc Committee for purpose unrelated to the aforementioned legal proceedings against the City of Hollywood must be personally assumed and paid for by the individual ad hoc members out of their own funds.

We insist that you grant us access to a full accounting within ten (10) days from the date of this publication. If same is not forthcoming, further steps will be taken to protect our rights.

— ALEXANDER SPITZER

PRINTERS ERROR

In our November issue through an oversight, we omitted "Sanford B. Roberts, Licensed Real Estate Broker" in an ad placed by Lee Licquia, associate of the firm. We deeply regret this omission.



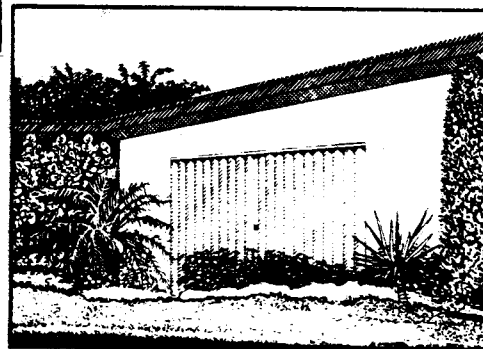
Thermo-Wrol™ Aluminum Shutters
Wrol-Lex™ PVC-Triblend Shutters

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

LETTER TO THE EDITOR

An unknown organization called the Summit Owners Protective Council, sent us a \$31.00 check as a refund on our \$100.00 contribution to the Legal Fund of the Summit Condo Ad Hoc Legal Committee. Our contribution was to be used solely to engage legal counsel to prevent the construction of a public metered parking lot. Since this action was lost, no further legal services has been rendered and we have not received the correct amount of unexpended funds due us, despite our repeated requests for an accounting.

The Ad Hoc Committee consisting of Arthur Kuris, Bernard Lewis, Mordechai Golan, Martha Brecker, Arthur Feder & Cy Wildhorn has acted in a contemptuous manner and have refused to disclose what they have done with over \$30,000.00 in funds collected from us and Louis R. Bianculli, the Developer. This matter has been pending for more than one year.

Any funds used by the Committee for purposes other than for the prosecution of the legal proceedings against the City of Hollywood must be returned to us and the Committee members are personally responsible individually, and collectively, for any such unauthorized expenditures.

We want an accounting with full disclosures and we intend to secure same, even if it means proceeding through legal channels.

HERB LEVINE

LETTER TO THE EDITOR

Further to the article in the November issue of the "Summit Observer" referring to the Ad Hoc committee, Arthur Kuris, Bernard Lewis, Arthur Feder, Mordachai Golan, Cy Wildhorn and Martha Brecher who were responsible in conducting the case against parking along the Beach, also collecting money toward legal expenses.

Since the case against the City of Hollywood has been lost and refunds of money is being made, in order to clarify this situation and stop wagging tongues, may I propose that a committee of owners be appointed to audit income and expenditures in the above case so we can close this matter once and for all.

PAUL WAXMAN

VOLUNTEERS WANTED!

Mayor Keating and Commissioner John Williams are running for re-election in March 1984. When the action for a public parking area in back of our buildings was presented to them THEY VOTED AGAINST US. We are now seeking volunteers to participate in a campaign (in coalition with other important factors in public life in Hollywood) against their re-election. WE DO NOT WANT A PUBLIC PARKING AREA IN BACK OF OUR BUILDINGS! Please do your bit, every vote against Mayor Keating and John Williams furthers our cause.

Registration of volunteers will start Jan. 12th, 1984 in the office of the Summit Condo Assn.

HOW COME WHILE EVERYONE ELSE IS PLANNING TO OPEN *THE SUMMIT* IS PLANNING TO CLOSE?

Proposed Price Increase In January, 1984

Because Over 120 Were Purchased This Summer!

NOW IS THE TIME!

With Savings Like These Which Will Never Be Repeated Again.

If You or Any of Your Friends Have Been Thinking Of
A Move To A TWO or THREE Bedroom
NOW IS THE TIME TO BUY!

A SELECT 25 NEW CONDOMINIUM HOMES ARE AVAILABLE

MODELS OPEN 10-6 Mon. - Sat. and 12-6 on Sundays or Phone 920-3178
NEW SALES By The J.E. Robert Company (Licensed Real Estate Broker) 920-3178

SOCIAL CLUB RELEASES

- Boxes to collect envelopes containing Dues and Questionnaire are located at the CONDO OFFICE in the North Tower, and at the Coffee Shop, Pool Deck daily from 8 A.M. to 3 P.M.
- Tickets for the GALA NEW YEARS EVE BALL will be on sale in the North LOBBY from 10 to 12 and between 5 & 6 P.M. daily. They may also be purchased in the COFFEE SHOP from 12-2 PM daily, except Monday.
- BINGO every Monday night at 8 P.M. in North Tower.
- MOVIES every Wednesday Night at 8 in South Tower.

Order Tickets Early — Seating Limited

GALA NEW YEARS EVE BALL

at the Art & Cultural Center

Complete Sit-Down Dinner

\$25.00 Per Person

Guests \$30.00 Each

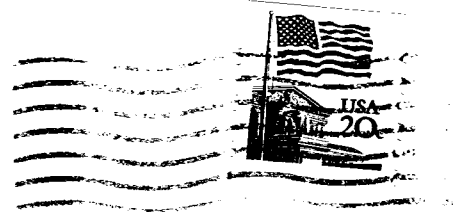
(Don't Be Locked Out)

BROWARD FACTORY SERVICE

Welcomes
THE SUMMIT
To Its
Family of
Satisfied Customers

THE SUMMIT OBSERVER

1201 South Ocean Drive
Hollywood, Florida 33019



FIRST CLASS MAIL

PLEASE FORWARD