

Developer Sued!

We Seek Unit-owner Cooperation

PRESIDENT'S MESSAGE

We have started an action against the developer for the many problems regarding the public parking area in back of our buildings plus faulty construction. The suit will not be easily resolved nor at an early date. To expedite the suit we need "ammunition" from as many unit owners as possible. We need to supply facts to our attorneys. We need proof positive such as photos of the beach area before the construction was started. If you have any statements, written or oral, describing the Summit as "beach front" property, not ocean view or such catch phrase, please bring such matter to the office. We need as much "ammunition" as possible to hurl at the Developer. I cannot stress enough the importance of your cooperation. One extra bit of evidence can make the difference of a lost suit and being a big winner. What may seem insignificant to you may be of utmost value to our attorneys. Give them the opportunity to evaluate any bit of "ammunition" you may have.

We feel we have a very good case against the Developer, but once again I must remind you that we need your support. Please cooperate. It is to our mutual benefit that we work together.

...

I have been asked by many residents "when is Cable TV being installed?" As you no doubt know the previous Cable TV company reneged on their contract. We have contacted several other cable companies and negotiated with them for the best deal we can get. Their prices varied considerably and so does their service and channel selectivity. The more channels, the greater the cost; simple as that.

I am very frustrated. I like things accomplished not today but yesterday. When I see things dragged out indefinitely, I seethe within, but I am learning to be patient. I now see the gates on Jefferson St. emerge through the mist and with patience we will all see Cable TV functioning in the very near future.

BOARD MEETING

A General Meeting of the Board of Directors, presided by George Izzo was held on Wednesday, May 9th, 1984 at our usual meeting place, the 3rd floor lounge, North building.

The highlight of the meeting was a report delivered by Charlie Kagan, Apt. 1905N referring to the merits of the suit against the developer. Charlie Kagan and his committee consisting of Fritzie Silver, Harold Hecht, Simon Lench, Mimi Wolf, Henry Tultshin, attorney Alfred Spitzer and Doris Cantor devoted lots of time and energy interviewing several top law firms specializing in condominium law to determine which firm would be best qualified to represent us. The consensus of the lawyers including Charlie Kagan's valued opinion was that we indeed have an excellent case against the developer. We all purchased our apartments at the Summit believing our buildings were free of obstruction clear to the shoreline. The public parking area presently being constructed between our buildings and the ocean clearly proves a case of misrepresentation and fraud.

Here are some of Charlie Kagan's remarks:

"... so my committee and I are recommending to you we go ahead with the suit... I am trying to unite everybody into a unified house... we should live together in Peace. One of the members of my committee tells me of a very interesting situation. The only reason that the State of Israel and I attribute this to Simon Lench, the only reason that the State of Israel lives today as a country is because the Arabs cannot get together. If all the Arab countries could live together they could wipe out Israel pretty quick. That is what has happened here. We are not about to see it happen any more... Once the suit is started every owner can be deposed, (asked questions) subject to a deposition. I will be with you hopefully before any of you are deposed... I will give you an idea as to what questions you may be asked. All we are asking is that you tell the truth; as long as you tell the truth we will be victorious... I think we have had enough nonsense in both buildings. All of us want to live together... I want this thing to be successful".

(continued on page 3)

**SUMMIT TOWERS
CONDOMINIUM ASSOCIATION**

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EDITOR'S MESSAGE

I am fortunate! Prior to purchasing an apartment at the Summit, I was a unit-owner at a condo on Miami Beach with a well deserved reputation for friendliness and congenial neighbors.

One of our couples sold their apartment and moved to a luxury building nearby but spent most of their time at our condo, joining our parties, card room and the usual pool-deck activities. When I asked them why they spent so much time with us, they explained that the people in their new condo were very cold, unfriendly, a bunch of snobs and the most boring people to mingle with. To this day they spend as little time as possible in their condo but they still reside there because they love their apartment and neighborhood.

I feel I am fortunate to reside at the Summit because as a group we too are very friendly, congenial and nice to be with. I feel a sense of warmth whenever I meet my neighbors and I know most of us feel the same way.

Now that summer is upon us, many people are away on trips, visits to friends and relatives or have returned to their northern homes. It would be nice to share your summer escapades with us. If you have an interesting experience or anecdote you would like to relate and share with us, just mail the item to me and I will publish it in a future "Observer". I am sure your friends at the Summit will be delighted to read about you. If you come across a humorous incident, interesting poem or a good joke during your travels, share them with us. Your name will be added to your item.

I would like to see the "Observer" more than just an ordinary house organ. I would like to see the "Observer" as Abraham Lincoln described... "by the people, for the people" (of the Summit, of course.)

LET US HEAR FROM YOU!

MAINTENANCE CHECKS

Please write your apartment number on your monthly maintenance checks. Also please make sure to include "North" or "South" in addition to your apartment number to insure accuracy. This will facilitate bookkeeping time.

Listed below are the monthly amounts due for maintenance commencing April 1st, 1984.

Shore & Horizons \$181.49
3 Bedrooms 217.77
Convertibles. 169.39
1 Bedroom 145.18

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106, 118, 201, 202, 204, 206, 212, 218, 219,
302, 304, 306, 312, 318, 319 96.79

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North & South Towers, Apt. Nos. 108, 116,
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South Tower only Apt. No. 110 133.08

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SOCIAL CLUB NEWS

VOLUME 2, No. 4

JUNE/JUL'Y 1984

YOU'RE AT THE TOP...ENJOY!

THE IVES SKYLAKE LIONS CLUB...wishes to extend its gratitude to all the folks from the SUMMIT who attended their LAS VEGAS NITE, April 28th. Of the 200 or so people who attended, almost half came from our Condo. The gambling was hot and heavy and many of our members came away with nice prizes. In all, the LIONS CLUB achieved its financial goal, and the money derived will go to their many worth-while charities. This club joins with thousands of others throughout the world in a "Fight For Sight" "End Drug Abuse through Education" and "Detecting, Treating and Looking for a cure for Diabetes."

OUR MOTHERS DAY PARTY...started off on such a happy note, and ended so tragically that many of us are unable to get over the shock. Our beloved Mildred lost her Archie in one split second, without any warning, in the middle of a dance step he went down, never knowing what hit him, mercifully the way Archie would wish to have gone, with a smile on his face...happiness in his failing heart. Our heart-felt sympathy goes out to Mildred and to his children. Rest assured that Archie's up there, dancing with the angels.

AFTER THE EXODUS...of our snow birds, it seems as though everyone else decided to go vacationing somewhere. Too few people were around to go ahead with the Blood drive scheduled for June 1st. So this has been postponed until later in the year. We also failed to get enough interest in the Jungle Queen trip to make it worth while, so that too will be put off for another time.

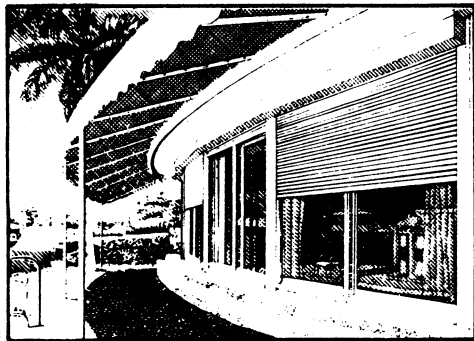
THE FIRST MONDAY...of every month is Blood Pressure Screening day. Promptly at 11 A.M. the delightful LAURA PREACHER arrives and cheerfully goes about taking pressures and chatting with the dozens of her fans who show up regularly. This month, on June 4th, we are also having a representative from a Hearing Aid Center to check ears for wax buildup and hearing loss. All are welcome to attend these free services.

JULY FOURTH...has always been a special party day at the SUMMIT and this year will be no exception. Our Coffee Shop operators, Art & Sue will put on a real old-fashioned Cook-out...Hot Dogs, Hamburgers, Corn on the Cob, etc. Tickets will go on sale around June 15th, when we expect many of our world travelers to return.

JULY FOURTH...is also the birthday of HENNY & FRED's daughter LORI who just graduated from Yale University Medical School...and are we proud! "Doctor" Rubens goes on the Seattle to begin her residency and her parents will follow in July on their way to an Alaskan Cruise.

HOW ABOUT YOU?...Want to tell us about your great vacation? We'd love to see your pictures and report on your trip.

Enjoy the Summer!
FRED RUBENS

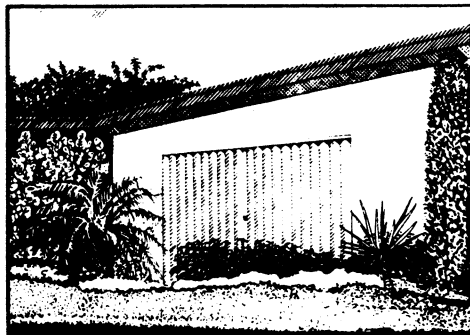
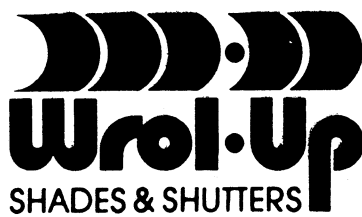


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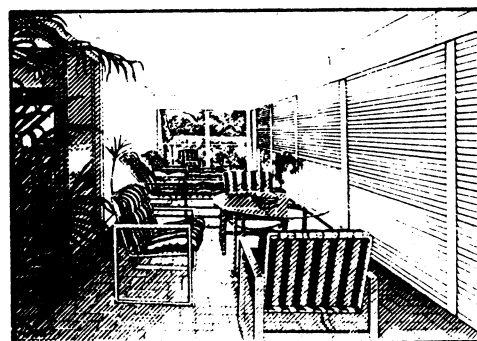
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