



# OBSERVER

VOL. 4

MARCH, 1986

No. 3

## *Snowbirds Migrate!*

**HAVE A SAFE TRIP HOME . . . COME BACK SOON!**

### BOARD OF DIRECTORS MEETINGS

A special meeting of the Board of Directors was held on Thursday, February 27, 1986 at 10:30 A.M. in the third floor north lounge. After a lengthy discussion the Board of Directors decided to terminate the Kent Security contract due to laxity of duties and improper conduct of several Security guards. Best Security Co. will assume the responsibility of guarding both buildings starting April 1st at 8 A.M.

\* \* \* \* \*

The regular meeting of the Board of Directors was held on Tuesday, March 18, 1986 in the third floor lounge, north building. The meeting was chaired by Fred Morton, president ably assisted by Ed Leipziger who supplied facts pertaining to Cable TV initiated prior to Fred Morton assuming the presidency.

Jules Lipetz, treasurer reported about \$15,000.00 in dilinquent maintenance and assessment payments due from unit owners. About \$3,000.00 has been collected after unit owners were notified by certified mail that liens will

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It is "migration" time once again at the Summit. As you walk thru the garage area, you cannot help but notice many more car spaces vacated by our northern bound snow birds. Up north blossoms appear on the trees to herald springtime and the beautiful fall foliage is the beginning of our return to sunny Florida. In Hollywood the first sign of the snow birds migration season is the arrival or departure of the Canadian vans visable to the strollers on the broadwalk.

We receive many "so long, see you next fall" calls and suddenly realize that our Summit casual neighbors of yesterday are our close friends today. We truly miss them and look forward to their return. What began as a nodding acquaintance with our neighbors has blossomed into close friendship. Perhaps our paths will cross during the summer months during our travels. We have exchanged our northern addresses with one another and promised to visit each other because our friendship (and I speak for many) is no longer the "summer romance" variety but a meaningful, loving relationship. We are eagerly looking forward to be visited by our Summit

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**SUMMIT TOWERS  
CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS**

**FRED MORTON** ..... President  
**ED LEIPZIGER** ..... Vice President  
**ETTIE SHRAGIE** ..... Secretary  
**JULES LIPETZ** ..... Treasurer

Arthur Kuris                  Pearl Milestone  
Paul Malkin                  Sandy Wildhorn  
William Moy

**IRVING L. ROSENKRANZ** ..... Editor  
**ISRAEL SHRAGIE** ..... Assistant Editor

**PRESIDENT'S MESSAGE**

Starting April 1, 1986 the Summit is embarking with a new security firm called "Best Security".

Security at the Summit is probably one of the most important facets of condo living. We can only have excellent security if all the residents help us in supervising them.

We will please ask you not to socialize with the security personnel because you will be distracting them from their duties. Do not use their telephones, you may prevent an emergency call from reaching them. They are not "message boys", their function is to protect us should an emergency arise.

Should you see any irregularities with any of our security people, inform John Rountree, our manager. Do not, and I stress do not try to correct them yourself, do advise John Rountree.

Hopefully, with your cooperation, we will have safe and secure buildings.

Thank you,  
Fred Morton

**BOARD MEETING**

(Continued from page 1)

be attached against their apartments if they do not make their payments promptly.

The Jaimark-East Realty Co. lease was renewed for one year at the prevailing terms with the understanding that the screening period must be strictly observed.

John Rountree's contract was renewed for one year at an increase of 10% in salary. Johnson's salary was also increased 10%. The Board complimented John Rountree for a job well done.

Two new golf carts were purchased to replace the old worn-out golf carts. It was more prudent to purchase new carts than repair the old ones.

The restaurant will terminate their lease April 15, 1986 and will not renew. The Board is searching for reliable people to reopen the restaurant as soon as possible.

For personal reasons Ettie Shragie resigned from the Board of Directors. We will miss her dynamic personality.

The Town Hall meeting featured a lively discussion as to the efficiency of our new Satellite TV.

**MIGRATION**

(continued from page 1)

friends up north and hopefully visit them in turn.

We suggest you check with John Rountree, our manager, what procedure to follow before closing your apartment when you leave for the summer.

We wish our migrating neighbors a safe journey to their distant homes. We wish all Summit-eers a happy and healthy summer. When we return in the fall, may we all have many happy stories to relate to each other and renew our friendship.

## WARNING!

Security is on the lookout for a "KOOL" cigarette smoker who carelessly throws his or her lit cigarette butts over the rail of their terrace. Several lit cigarette butts landed on the terrace carpet of 1704 N. causing burns in 4 areas. This is a serious matter because lit cigarettes, carelessly discarded have been known to cause tragic fires. Throwing anything over the terrace rail can cause serious damage. If anyone observes an object being thrown from any terrace, please notify the office.

**Please Do Not Smoke  
In The Elevators  
Thank You**

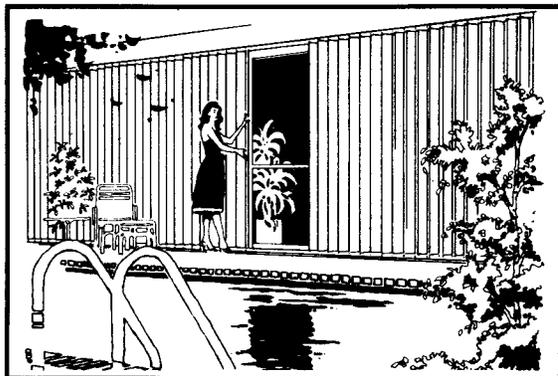
## WELCOME, NEW RESIDENTS

We extend a hearty welcome to our new residents. May you all enjoy good health, and happiness at the Summit. Just say "hello" to any Summit-er and you will be warmly greeted.

Jennifer Buseti, 120-s  
Barbara and Abby Goldblatt, 1803-n  
Elsa and Max Cantor, 1608-s  
Joan and Michael Coletti, 1808-n  
Katherine and Joseph Colombo, 2003-s  
Denise Coulombe, 507-n  
Estelle and George Fidel, 407-n  
Bunny and Neil Florentino, 709-s  
Hela and Henry Melnick, 404-n  
Sylvia and Herman Risak, 312-n  
Edna and Charles Schwartzman, 811-s  
Julie and Henry Tajfel, 1601-s  
Barbara and Harry Toporek, 502-s  
Evelyn and Norbert Voss, 1001-s

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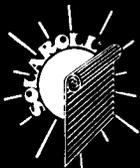
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**(3)**

## MANAGER'S REPORT

At the March 18th meeting, John Rountree asked the unit owners to leave a key to their apartment with him to avoid the necessity of damaging the door in order to gain entry in case of emergency. He assured everyone that only he will have access to the keys which will be coded and locked at all times.

If you do not have a smoke detector in your apartment notify the office and a detector will be installed free of charge. Should you desire another detector, the charge will be \$7.00.

Change the air conditioner filter often for better efficiency and economy.

Emergency telephones have been installed in both third floor lounges.

It is advisable for anybody leaving for an extended stay, should leave the keys of their cars with the manager or a close neighbor. The manager will code your keys and lock them in the special key cabinet.

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## 1986 MAINTENANCE

Previous quarterly	Starting Jan. 1
303.45 -----	316.90
379.29 -----	396.20
417.21 -----	435.74
455.13 -----	475.35
531.03 -----	554.58
568.98 -----	594.19
682.71 -----	713.03

**JOIN THE SOCIAL CLUB  
AND JOIN THE FUN!**

## BY POPULAR DEMAND . . .

Ben Weisman repeated his 2 part lecture on "Learning Basic Strategy for Casino Black Jack". Several years of research, with the aid of a computer, revealed a method of Black Jack wagering when 4 or more decks are used. Ben's "strategy" included where to sit at the Black Jack table, when to "hit" and when to "stand" when certain cards are held by player or shown by dealer. For the more advanced players his lecture included pair splitting, soft doubling, hard doubling, soft standing and several other "winning" strategies.

If you are interested to receive a copy of Ben's most informative strategy sheet, ask him for a copy and he will gladly give you one. Next time you play Casino Black Jack in Las Vegas or Atlantic City and use Ben's chart, please tell Ben how you made out, he will be most interested to know the result.

## INCREDIBLE POKER HANDS!!!!

This unbelievable event took place on March 8th in the 3rd floor card room. The players were Max and Lea Linder, Al and Jean Martin, Evelyn and Ernest Zerman and Bernie and Reva Lewis.

The game was progressing smoothly for about 30 minutes when Bernie Lewis was dealt a straight diamond flush. After the excitement subsided, 30 minutes later, the impossible happened; Bernie Lewis was dealt A ROYAL FLUSH in hearts. This was the first time any of the card players had seen a dealt royal flush, and to actually witness both flushes within 30 minutes was a thrill never to be forgotten. Congratulations Bernie, this feat should make you eligible to the Poker Players "Hall of Fame".

## FLASHI . . .

### RESTAURANT TO RE-OPEN

The Board of Directors approved the Restaurant Committee's selection; the present operators of the Diplomat Towers restaurant, to reopen our Coffee Shoppe shortly after April 15th when the present restaurant lease expires. Bob Rogoff and Norman Edelman interviewed many applicants before the new people met with their approval. After a personal visit to the Diplomat Towers restaurant, they were pleased with what they saw and hope you will be pleased with their choice.

### CONDOLENCE

We extend our deepest sympathy to Mr. and Mrs. Morris Feinstein upon the loss of their daughter. We also extend our deepest sympathy to Mr. Marvin Rosenbloom upon the loss of his wife.

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## THOUGHTS TO PONDER

(Submitted by Fred Rubens)

Go placidly amid the noise and haste, and remember what peace there may be in silence. As far as possible without surrender be on good terms with all persons. Speak your truth quietly and clearly and listen to others; even the dull and ignorant, they too have their story.

Avoid loud and aggressive persons; they are vexations to the spirit. If you compare yourself to others, you may become vain and bitter; for always there will be greater and lesser persons than yourself. Enjoy your achievements as well as your plans.

Keep interested in your own career, however humble; it is a real possession in the changing fortunes of time. Exercise caution in your business affairs, for the world is full of trickery. But let this not blind you to what virtue there is; many persons strive for high ideals, and everywhere life is full of heroism.

Be yourself. Especially do not feign affection. Neither be cynical about love; for in the face of all aridity and disenchantment it is perennial as grass. Take kindly the counsel of the years, gracefully surrendering the things of youth. Nurture strength of spirit to shield you in sudden misfortune. But do not distress yourself with imaginings. Many fears are born of fatigue and loneliness. Beyond a wholesome discipline, be gentle with yourself.

Therefore be at peace with God, whatever you conceive Him to be, and whatever your labors and aspirations, in the noisy confusion of life keep peace with your soul.

With all its sham, drudgery, and broken dreams, it is still a beautiful world. Be careful. Strive to be happy.

Source: *Desiderata*

## WITH LOVE AND HISSES . . .

From Yvonne Morten

Our March 16th "Happy Hour" surpassed the "Valentine's" Day Party. Advertised as a "St. Patrick's Day" party subtly suggested "green" and you guessed it . . . everyone obliged by wearing the color scheme in which the north lounge had been decorated. A "life-size" rubber doll had been dressed in green with a "Blarney Stone" dangling from her neck and she dangled from the ceiling above the piano. Green table cloths and wine glasses filled with napkins set the tone for a wonderful evening.

Maybe it was the wine and punch or maybe it was the novelty of seeing the gaily decorated giant sub, but it seemed to happen as people arrived . . . there was a certain excitement in the air and everyone relaxed and had fun.

The music was superb and I have never seen the dance floor so constantly filled. Several gallant men escorted ladies who arrived alone onto the dance floor.

Dearest Florence, Pearl and Shirley, your hard work and helpful hints at the various meetings certainly paid off. From "the bottom of my heart" I thank you all for contributing to this wonderful evening.

\* \* \* \* \*

PURIM PARTY A WOW! A full house greeted the fabulous duo "Israel and Edna Rosen" at our Purim Party. They sang to us; they danced for us and danced with us! We were entranced by these two young people whose warmth and personality enveloped us. "Slides of Israel" concluded this wonderful show with Israel Rosen commentating to music and then he had us singing with them, they were just great!

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The evening rounded off with an abundance of hamentashen, cookies and coffee. No one wanted to leave. Israel and Edna Rosen mingled with us and endeared themselves to all. They are going to return later this year.

The "Social Committee" loved your praise of the nightclub candle-light atmosphere and were delighted that you thought the hamentashen so good that you happily purchased the few that were left.

Our three parties, our "Red Valentine", "Green St. Patrick's" and "Blue" Israeli evenings were outstanding successes. We thank you all for joining us on these wonderful evenings.

Your friends in the Social Club welcome all the people who have recently become members. We look forward to seeing all of you again at future gatherings.

To our departing "Snowbirds", we wish you a cool summer and a safe return.

SHALOM!

\* \* \* \* \*

March 20th saw the "play-off" in the Tennis "Calcutta". Bob Rogoff organized partners for everyone and then in a most professional manner auctioned the teams at the Wednesday nite dinner.

The "day" dawned and a strong wind blew from the south. The players arrived at 8 A.M. to practice. Enthusiasm was high. Mike Zatzman and Adolf Steinhauer umpired firmly and fairly. The linesmen glued their eyes to the surface as play began. Round one brought the first upset. Hot favorites Bob Rogoff and Reba Garbis were defeated by a newcomer to the tennis court, Harriet Scott partnered by Mike Schaeffer. One upset after another followed. When Sandy Wildhorn and Morris Berlin (who tipped to win carrying

a \$200.00 ownership by Sy Wildhorn) were defeated by Shirley Ephroymsen (another new face on the court this year) partnered by Kopel Kahn, it became anybody's match. Meanwhile quietly and firmly moving forward in the ranks was Milton Scott with Delores Work looking as cool and pretty as ever.

Nobody can deny that the finals were played by two of the most popular and charming women on the courts. Shirley Ephroymsen and Delores Work. Their respective partners played exciting tennis and everyone agreed that the finals were more exciting than the McEnroe/Connors matches.

Congratulations to Delores and Milt, you won fairly and squarely. To Renee Kaplan and Carl Swartz, consolation winners . . . Mazel Tov!

The cocktail party on the pool deck concluded a wonderful 24 hour event. Bob Rogoff can honestly say that his work was amply repaid by the enthusiasm of the participants.

The ladies tennis schedule was a success this year. We look forward to the return of the tennis "snow birds" next season so that we can renew our friendship.

\* \* \* \* \*

Ellie Neuhoff will start a new Tango Dance class on Thursday, April 17th in the third floor north lounge at 8 P.M. for singles and couples. Registration and payment at 7:45 P.M. The fee for 6 one hour lessons is \$10.00 per person. Enjoy!

\* \* \* \* \*

CONGRATULATIONS to Helen and Carl Swartz who became grandparents for the first. May this blessed event be the first of many.

THIS AD PAID FOR BY THE COMMITTEE TO:

**BEAUTIFY, PRESERVE AND ENHANCE THE  
VALUE OF LIVING AT THE SUMMIT**

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WE ARE PETITIONING THE SUMMIT BOARD OF DIRECTORS TO:

- 1). BEAUTIFY THE LOBBIES, HALLS AND ELEVATORS
  
  - 2). PROVIDE UNIFORMED DOORMAN SERVICE  
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