

Happy July Fourth!

CELEBRATE THE HOLIDAY WITH THE SOCIAL CLUB AND B'NAI B'RITH

REVIEW OF JUNE 3rd BOARD MEETING

RESTAURANT RE-OPENS:

The restaurant on the Pool Deck opens again for business on June 10. New decor, new ceiling AND a new CHEF.

ELEVATORS TO BE REWIRED:

Emergency ambulance services have been hampered by difficulties in locating the service elevator quickly. The Summit has been asked to install call control buttons on each floor and operate the service elevator in each tower independently from the three passenger elevators. Cost is expected to be about \$20,000.00.

ACID WASH CRUMBLING NORTH TOWER PIPES:

Pipes serving Air conditioning equipment in the North Tower have been corroding internally, building manager John Rountree told the monthly meeting. A chemist has been consulted to recommend the suitable method of stopping this and replacement pipes have been installed.

NEW SOCIAL HALL DECISION DEFERRED:

A letter from Bob Rogoff recommending a start be made on a new social hall was read to the meeting. President Fred Morton said that such a hall could be built between the two tennis courts and provide 7500 square feet of space. Expected cost would be about half a million dollars. Board member Arthur Kuris commented that with an outlay of that size it may be more economical to invest the half million and use the interest to take everyone to the Fontainebleu Hotel for the four or five special functions each year. The matter was deferred for further investigation.

GUEST PARKING INADEQUATE:

Guest parking spaces are being illegally used by residents. Ed Leipziger told the meeting that cars with regular parking stickers that should park

(continued on page 2)

HOW TO CELEBRATE A FACE-LIFT!

WHOSE?

THE LADY! THE STATUE OF LIBERTY OF COURSE!

HOW?

**TRADITIONALLY! AN INDEPENDENCE DAY
BARBECUE WITH ALL THE TRIMMINGS!**

WHERE?

THE POOL DECK

WHEN?

JULY 4th FROM 6 P.M.

EXCELLENT LIVE MUSIC BY

BOB STORM

DRESS CASUAL

**WE'RE LOOKING FORWARD TO CELEBRATE THIS ONCE
IN A LIFETIME EVENT WITH ALL OF YOU.**

Members \$10.00 - Non Members \$15.00

Children \$7.50

Tickets Available From . . .

Yvonne 921-7161

Florence 923-1085

Pearl 920-5223

Fred 921-6681

Shirley 922-5652

Mildred 923-8137

**SUMMIT TOWERS
CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS

FRED MORTON President
ED LEIPZIGER Vice President
JULES LIPETZ Treasurer

Arthur Kuris **Pearl Milestone**
Paul Malkin **Sandy Wildhorn**
William Moy

IRVING L. ROSENKRANZ Editor
JACK MORTEN Co-Editor
ISRAEL SHRAGIE Assistant Editor

**PRESIDENT'S MESSAGE
WHY RULES AND REGULATIONS?**

We have 567 individual suites or homes in the Summit. If these 567 homes were private houses on a typical residential street, with each having its own plot of ground, they would stretch for block after block. They would be well insulated from each other by distance. This is not so at the Summit, or indeed at any highrise condominium. Here our 567 homes are stacked vertically on a small plot of ground. The typical resident has neighbors on both sides, overhead and under him, separated by only a structure. Organization and policies would be required to protect the peace and privacy of everyone.

Consider some of the basic but important differences that must exist between living in a private house on a residential street, and living in a highrise condo.

Because he or she owns the house and grounds, the owner of a private dwelling has a lot of individual liberties relative to that dwelling. The exterior can be painted any color; the garage kept cluttered; his own pets can roam freely on the owner's property; a boat and trailer can be left on the driveway - all of these because the owner does own the house and grounds.

Not so in our highrise condominium. A suite owner does not own (for his own use absolutely) any of the grounds around the building. He does not own the lobby, the hall corridors, stairwells, the recreation facilities, elevators and many other areas of our complex. All of these "non owned" areas are designated as common areas. A hall corridor is a common element and thus a resident can decorate his or her suite to taste inside, but is not free to paint the outside of the suite door. Imagine the dreadful effect on our corridors if people start painting the outside of the suite doors in different colors.

All of the foregoing attempts to demonstrate, through a few examples, that in a Condominium Corporation like ours there simply must be rules and regulations.

All residents should be prepared to live by the Golden Rule Condominium Living. That Golden Rule states:

"Every resident should understand that the Summit was planned, developed and sold in units as a luxury condominium, that the use and

enjoyment by each person shall be tempered with due regard for the corresponding use and enjoyment of others so that all occupants may equally enjoy the highest and best use of their units and related facilities."

HAVE A NICE SUMMER

Fred Morton - Pres.

BOARD MEETING

(Continued from page 1)

inside the garage are clogging the outside guest parking spaces. If all else fails, he said, towaway operations will start. Cost will be \$60.00 per car towed payable by the resident.

VALET SERVICE DEBATED:

The President explained the difference between valet service and a doorman to the meeting. One questioner from the floor asked why the security guards cannot assist from time to time. The President explained that as the security service is supplied by an independent contractor and is not under the direct control of the Summit, that this is not practical

THE MEETING WAS CLOSED AT 8:50 P.M.

ACKNOWLEDGEMENT

This issue of the "OBSERVER" was made possible through the Herculean effort of Jack Morten and Israel Shragie. I was pleasantly surprised and delighted when I returned after a six week trip abroad to find the "OBSERVER" almost ready to be delivered to the printer. In order to include all the items, Israel had to set the type in a smaller size.

I also wish to thank Yvonne Morten, Fred Rubens, Ettie Shragie and everybody who contributed their articles for publication. This issue of the "Observer" proves that with proper support and additional input from the residents of the Summit, the "Observer" can and indeed be a publication of great interest to all of us.

All items you submit, be it corrective criticism or perhaps an occasional pat on the back to the deserving Directors of the Board will be considered to be printed in a future "Observer". We invite you to participate in making the "Observer" bigger and better than ever. (ILR)

KEYS KEYS KEYS

Again I ask all residents to make sure that the management office has all the keys to your apartment. This should include the keys to your air conditioning closet. These keys are securely locked in the office and are coded so that only specific people have access. Recently we had a pipe break on the third floor and we had to have the locksmith unlock six apartments. This charge was reflected back to the units. Also, recently the building had to make changes in the AC pipes and we could not get into some units. This could be expensive if one of your AC units should burn out. PLEASE PLEASE be sure to leave a set of keys to your apartment with the condo office. Thank you. John Rountree, Manager.

WHAT'S THE DIFFERENCE BETWEEN THE SUMMIT & A HIGH CLASS HOTEL?

Regularly, at Board meetings and not forgetting the pool deck, one hears, we must have more luxury at the Summit. Suggestions range from an opulent lobby to doormen dripping in gold braid.

What is the real situation? Of course every resident at the Summit wants nice surroundings and to be able to take pride in the place where he lives. Sometimes this desire becomes more demanding and problems arise when these expectations are not met.

In law and in fact, the Summit is a condominium. That is a group of private homes that share common facilities. And it is in the management of these common areas that trouble arises. It is true to say that you get out of anything what you put into it. Unless there is quality of effort by sufficient people things just don't move by themselves. Nothing much happens as any experienced condo dweller has found out.

Bane of any board is the self appointed critic who does nothing himself but feels free to attend any board meeting, offer advice in large doses and make unlimited demands. So long as he doesn't have to do any work himself. One regulation some condo boards would love to write into their charters is that no one can stand up at a Board meeting and give gratuitous advice unless that person has earned the right to do so. Either by reason of professional standing or through dedicated hard work for the condominium and its residents.

LET'S HEAR FROM YOU...IN WRITING

In this issue there is a wide range of opinions on a variety of topics. Some of the opinions are undoubtedly controversial. But whatever any one person's own point of view is, the opinions expressed are valid and basically an expression of free speech.

Whether the editors agree or disagree with the views given is not the point. If you, the reader, disagree with something written in this issue, by all means express yourself verbally if you wish. But even better, write your views and let them be published.

The "Observer" is a written publication. It is not a verbal forum, it is a written forum. So when we say put it in writing we are not being legalistic or difficult but extending an invitation to you to be heard also.

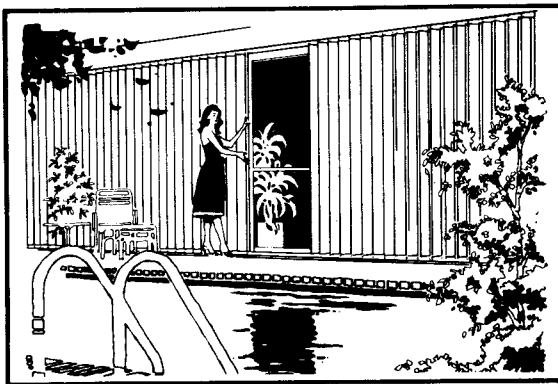
So long as what you have to say is true and in good taste we will publish it. Be as controversial as you like. No need to type it. Just write it clearly.

EXTRA 1980 COUNTY TAX ASSESSMENT

Special notices from the Broward County went out to all Summit owners at the beginning of June. A full explanation concerning this extra payment was included with each notice. All owners who purchased their unit(s) from Louis Bianculli have been requested by him to send to him care of the Summit a copy of their 'PAID BILL(S)' for which they will be reimbursed by him.

Solaroll Shade & Shutter Corporation, one of the largest shutter manufacturers in Florida & Bernardo Shutter Corporation, one of the oldest, have combined products & technologies to bring the public the broadest range of shutter products on the market today!

(Depicted below are just two of the products available.)

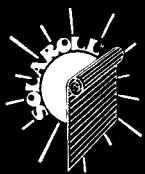


The Accordion Shutter, in the forefront where security from storms and vandalism is imperative-

- ease of operation • maintenance-free hardware • tamper-proof locking system - impart a true feeling of peace of mind, knowing your home or apartment has maximum protection when needed.



The Solaroll Rolling Shutter - today's most adaptable shutter for any eventuality, be it storm, sun or vandalism • ease of operation both manual and electric • aesthetic compatibility with all architecture • energy conservation - are just a few of the attributes of this remarkable shutter system.



Solaroll® Shade & Shutter Corporation

SHOWROOM: 915 S. Dixie Highway East, Pompano Beach, FL

**HOLLYWOOD
940-0737**

**AS
SEEN
ON T.V.**

(3)

THE "RENTERS POINT OF VIEW"

It would be folly to describe a "renter" simply by saying that "they are not "Unit Owners"".

A renter will be categorized either into the group who have made this their home, have a two year lease or longer, join in all the activities and are concerned about the general state and running of the buildings even though they have no vote about the making and implementing of rules which govern the condominium.

Lack of finance is not the reason why they rent, but "let's see how we like it before we commit ourselves." Just as the grass is greener on the other side of the fence, so have I heard unit owners wish they were renters and heard renters say that they should have bought the units when they had the opportunity. Unit owners who own several apartments have a completely different point of view towards the renters. Investors who own several apartments but do not live here take a really casual point of view, and the foreign investors want to accumulate as many U.S.\$ as possible irrespective of rules and regulations regarding the time period of a lease to renters.

Casual conversation around the pool yielded some comments from a well liked renter, here on a long lease. He rented here because he likes to be on the ocean. He has made good friends among the condo residents and says that there is a lot in common with people who are also retired and there is always company. If gambling materializes he will not purchase a unit here, but he is contemplating buying the unit he occupies. He initially rented to test the camaraderie of the Condo and he finds it basically friendly.

In the same conversation a unit owner who describes himself as one "who has been here from the beginning" says, "If I had preferences there would be no renters at all. Failing that only long term renters, anything but the motel type of activity we have here as a result of having a resident Agent. Nobody wants to lose money, nobody wants anyone else to lose money, but whichever way you slice it, short term season renters are a thorn in everyone's side. They enjoy all the privileges and in return vandalize wherever they can. I often have to take a second look when I return here in the late afternoon in season; I am never sure whether I am still at the Marco Polo amongst the tumult or back home. I guess the answer for a unit owner of discretion is to vacation away during the winter months and enjoy the solitude of the summer months.

GRESHAM'S LAW

This law is generally expressed as, "bad money drives out good money." Sir Thomas Gresham (1519-1579) was the founder of the Royal Exchange.

The point in quoting Sir Thomas is that in voluntary work such as serving on the board or its committees, one bad member can drive out good members.

The road of progress at the Summit over the past three years is strewn with the bodies of some very able people who flatly refuse to do any more work. They are not against working for the Summit; they are against being subjected to the frustrations of being prevented from working efficiently.

Unfortunately "POWER" is something few people can handle. Unit owners elected to serve on the board suddenly become authorities on subjects about which they know very little. Bloating egos are unable to verbalize ignorance and precious time is spent talking around a subject and then reaching a correct decision. Charisma replaces good judgement and frustrates the efforts of getting the job done quickly and efficiently, so that the board member of ability is driven out.

DISAPPEARING SPECIES...

In our last issue we referred to the Board member being a disappearing species. AND NO WONDER!

Their term of office starts with an inauguration dinner at which their virtues are extolled. The audience indulges them. It's the last time they do!

In a short while each and every Board member is being held responsible for every error of judgement. Memories are short concerning any improve that have been made. A mental block exists when it comes to bestowing compliments on any Board member. If they make a mistake, complain loudly. If they do well, keep quiet as after all it's only each unit owner's entitlement to have someone working free of charge to protect his interests.

On the other hand we sometimes see the Board member who drops tasty morsels of gossip about fellow members to so called friends. In turn these friends repeat it as a means of letting other owners know they are part of the inner circle.

Without going into personalities, there is a long list of people who have given voluntarily and freely of their time for little to show as regards thanks.

The lesson to be learned by any astute Unit owner is that to serve on the Board is a guarantee of ill will and ridicule. We, the Unit owners, drain the Board members of their patience, tolerance, humor and health.

One suggestion that has been made by a former Board member is to put the town hall meetings to better use. That is to get the inputs from residents before a Board decision is reached instead of after. Current procedure is to discuss a matter informally before a Board meeting, then have the public Board meeting as required by law with the residents as spectators and preclude the residents from speaking or contributing. The attitude of Board members often being, "you've elected us to do the job, now keep quiet." Some matters cannot be decided in a vacuum like this.

Each Board has done something to improve the Summit. Each person who has been elected to the Board has felt that he or she has something to offer and deserves our recognition of this.

REPLACEMENT OF AC VALVES

We are in the process of replacing faulty air conditioner valves which may inconvenience some residents for several hours. It will be necessary to shut off the air conditioners of some apartments while we replace the valves. We will notify those residents affected in person or leave a note under their doors. This procedure will start June 16th and hopefully all faulty valves will be replaced by July 15th. J. ROUNTREE Mgr.

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

SUB COMMITTEES Are They Effective?

Can the board delegate its powers? Does it want to? Sub committees to date at the Summit have not been a success. Ushered in with enthusiasm and fanfare, the sub committee more times than not has disintegrated before the drums stop rolling.

What causes this problem? Lack of effort? Incompetence amongst those chosen? Board egos? Whatever the reason, the problem needs to be examined.

Some board members say that as they are responsible, they have to make all decisions. But as you can only make the right decision if you have all the facts, the board has to do a full replay of the sub committee's investigations. We therefore do not have delegation but duplication.

Best chance for a sub committee to work in a condo (they flourish most places elsewhere) is for the board to give them a properly defined task and not appoint people to serve on these committees unless they enjoy the board's confidence. In that way the board will be able to implement the recommendation of its own offspring without the usual frustrating, self defeating rehash of matters that the board decided it could not handle in the first place. Which is why it appointed a sub committee anyway.

Personalized TERRY CLOTH LOUNGE COVERS



- STAYS IN PLACE
- ELASTICIZED BACK FOR PERFECT FIT
- COVERS FULL LENGTH OF LOUNGE
- CONVENIENT POCKET FOR SUNGLASSES; SUN LOTIONS; ETC.
- MACHINE WASHABLE
- RESERVES YOUR PLACE IN THE SUN
- BE A NAME DROPPER

Available in:

Brown	Beige Letters
Navy	White Letters
Yellow	Black Letters
Beige	Brown Letters
Grey	Burgundy Letters

SPECIALLY PRICED \$17.95

SELECTIVE LOOK

932-9237

JALMARK-EAST REALTY, Inc.

*We are here to serve you with
all your Real Estate needs.*

Ted, Barry & Paul

925-6500

981-7125

AL YAD HA BRECHA

Some years ago, while on a visit to Tel Aviv, an Israeli friend told me a juicy piece of scandal. I said, "Where on earth did you hear that?" Back came the reply, "Al yad ha brecha." Literally, "Alongside the swimming pool." I asked him to explain and he said he had just come back from a visit to the Hilton Hotel. This Hilton has a very large pool and at that was a hangout of not only tourists but politicians and other well known figures.

I checked this out with Morty Golan. He says that the simplest translation is gossip. So what's the point to this story? The Tel Aviv incident came to mind at a board meeting presided over by George Izzo. George was fuming over some inaccurate, uninformed gossip that had been picked up on the pool deck. Since then, at subsequent meetings, I have heard it suggested that the pool deck is not the best way to find out the answers to questions concerning the running of the Summit.

If you have a query that the office can't handle, get hold of a board member and ask. JM

WHAT IF . . . ? (ANON)

WHAT IF -The Developers of the Summit would have done "All That They Could do" to the satisfaction of it's owners?

WHAT IF -The Developers' architect had favored the Summit with one entrance, one lobby, thereby reducing costs and effecting more manageable security.

WHAT IF -The individuals representing the owners at the birth of the Summit Condominium Association were more qualified to deal with the developers and had the competence to cope and eliminate resulting problems.

WHAT IF -Subsequent Board members, for the most part were fully qualified, more knowledgeable, unburdened by damaging egos, fully dedicated and above all, completely without self-interest.

WHAT IF -There was an abundance of year round owners, well qualified, knowledgeable in dealing with Condo needs, dedicated to it's welfare, and willing to share in it's administrations and functions.

WHAT IF -The occupants of the Condos, owners, renters, Guests etc. were to respect and co-operate with all rules in order to simplify the maintaining of a well-run luxury looking complex.

WHAT IF -Events leading to dividing factions and split groupings did not happen and the Condo family were friendly, considerate, co-operative, warm, sociable individuals, happy with their neighbors.

WHAT IF -The coffee shop proved satisfactory in all respects and suitable to everyone?

WHAT IF -Condo sales improved - the investors sold - and only "LIVE - IN" Unit Owners lived at the Summit?

WHAT IF -"NAH"!

FIRST AID KIT

The first-aid kit is located in the Men's Room on the pool deck. The key can be obtained at the coffee shop or the pool attendant.

HOLLYWOOD SUMMIT ORT

An installation luncheon was held at the Hemisphere's Bayswater Restaurant. Mimi Kardonick, President of the South Broward Region, honored us by installing the following Board Members as officers for the 1986-87 term:

AUDREY BORNSTEIN President
FLORENCE BROWN Vice President
ETTIE SHRAGIE Vice President
MAMIE SCHAEFFER Vice President
REBA KAGEN Treasurer
HELEN SCHWARTZ Financial Secretary
LUCILLE SCHECTER Recording & Corresponding Sect'y.

Mimi released the former Officers and thanked them for their devoted and unselfish efforts, which had resulted in a productive and successful year for the Hollywood Summit ORT.

May the coming year be a productive and fruitful one. We wish the officers good health and success in all of their endeavors.

Thank you Mimi Kardonick, and may you enjoy good health and a successful 2nd term as President of the South Broward Region.

To the newly elected Vice President of the South Broward Region, our Joyce Schwartz, we wish good health and easy fulfillment of all her projects and endeavors.

SUMMIT ORT/ETTIE SHRAGIE

ARTS & CRAFTS

The office located in back of the Security guard in the South Tower has been designated ARTS & CRAFTS ROOM. So, all you Picassos and Rodins are invited to bring down your brushes, easels and supplies where you can work to your hearts content. Everything will be locked away when not in use; Key with the Security guard. For further info contact Liz Cohen at 922-4138.

WELCOME, NEW RESIDENTS!

We extend our hand of friendship to our new residents who wisely selected the Summit as their permanent or temporary homes. We wish you all things good, good health, happiness and glad tidings from your dear ones.

Evelynne Kripke 1502N
Marie & Casper Orlando 509N
Rose & Anthony Verberame 2003N
Rachel & Ralph Grafstein 1511S
Mildred & Phil Albert 509N
Marian & Buddy Sciandra 1207 N
Edie Berenson & Dottie Perlman 1711S
Gae & Ronald Getlan 2311 N
Phyllis & Kurt Weiss 1812S
Mary Ann & Irv Kupferberg 2012S
Anne & Paul Finkelstein 1110S
Helen & Sam Needleman 1508S

SOCIAL CLUB NEWS

(With Love & Nisses...Y.M.)

We wish to welcome all the new members.

Once again we got more than we bargained for when we had a capacity crowd attend our Sunday morning brunch. Advertised as a "bagels and...." We felt that criticism was unnecessary about the limited amount of Nova. We bought the best. Some people complained that they had overeaten and others complained that they missed the nova and had to settle for egg salad, tuna salad or salmon salad. If anyone went away completely hungry - we apologise. However on reflection, there was food left over.

I was surprised to find the audience was so attentive and interested in the Bushmen of the Kalahari. I am hoping to receive the video of the trip and will show it to the members of the club sometime later in the year.

A combined effort on behalf of the B'nai B'rith and the social club on July 4th will help to heal some wounds. We hope everyone will join us and leave their grievances at home. Details of the celebration will be circulated shortly.

Carl and Helen Schwartz have become proud grandparents. The pictures of their grandson are bringing smiles of approval to all who admire them. MAZELTOV!

To those who are leaving the Condo for a few months, we wish you a safe trip to your destination, a beautiful summer and look forward to seeing you on your return.

LUXURIOUS LOBBIES

SO OFTEN I HAVE HEARD SUMMIT OWNERS COMPLAINING THE SUMMIT IS NOT A LUXURY CONDO! Before choosing the Summit as a home, I visited many condos along the beach. In addition, since then, other people who were house hunting have asked me to join them while they too searched. I have seen quite a few places with which to make comparisons.

Enormous mirrored lobbies with white marble floors reflecting the bright chandeliers are in abundance. But on stepping out of the elevator...dingy corridors...dark and stuffy. Or just the opposite...unenclosed...rendering the resident victim to Florida's strong winds and torrential rain. The larger the lobby the smaller the apartment. Kitchens without any direct light or ventilation, bathrooms hardly bigger than a closet and the closets themselves inadequate and not ventilated. Few apartments with good natural ventilation, containing their own washer and dryer, and still less with fire sprinkler systems.

Maybe the reason we don't have a huge lobby is because our apartments are so beautifully designed that we don't need to run away from any ugliness.

We have the luxury of the ocean...the luxury of a young active tennis community...two pools situated where there is always a breeze...the ever changing view of ocean and intracoastal.

We are a young community; our condo is having teething problems, people are getting to know and understand each other. There is tolerance and an attitude that wasn't visible two years ago. Of course there is room for improvement. But the ultimate realization for me is that if I had to do it again, I'd buy into the Summit. Y.M.

NEWS FROM B'NAI B'RITH

"You've made a great beginning", says Fred Bressler, South Broward Regional Director for B'nai B'rith at a recent meeting with Joseph Alhadeff, Nat Regenstreif, Charles Cohen, Murray Goldsmith and Fred Rubens, some of the officers of the new UNIT formed at the SUMMIT. He was referring to the membership drive that netted 65 brothers and sisters in this short period of time. "your goal should be 100!" he added. And, that is where we've set our sights. By joining now, all new members can be assured of a place on the Charter Membership Roll, an honor which can never be taken away. The yearly cost is \$55.00 for men and \$20.00 for ladies.

The final meetings before we recess for the Summer are scheduled for Sunday, June 1st (Board) and June 18th for the membership at large. Probably, the June 18th date will be a Dinner meeting at the new SUMMIT CAFE when all members and prospects are urged to attend. Notices will be posted with details.

Ten cabins have already been reserved for B'nai B'rith's first (of many, we hope) CRUISE aboard the Holland American Line's newest ship, THE M/S NOORDAM, sailing from Port Everglades on Dec. 13th for 7 days to St. Thomas, St. Martin, Nassau and St. Juan. We have been assigned choice accommodations. Large outside doubles on "A" Deck for only \$857.00 per person plus port charges. This includes a donation to B'nai Brith by the Travel Agent. Cabins are assigned on a "first come" basis, and all it takes is \$100.00 deposit to hold a choice location. The balance is due 60 days prior to sailing. Although first preference goes to members of our Unit, we also welcome guests. For further info and a brochure, please phone Fred Rubens at 921-6681.

We mourn the passing of Nat Rosenblum, a dedicated member and a cherished friend. His genuine warmth and his amazing courage through these last trying months will make his memory everlasting in the hearts of all who knew him. He will be sorely missed.

CALLING ALL VCR OWNERS!

A suggestion that we form our own VCR Tape lending library has been circulating, and most owners of VCRs have been most receptive. The tentative plan is to set aside an area to store the movies (probably the library) under lock and key, and each member will be required to furnish at least one good Film. If you are interested, please sign up at the Condo office, and a meeting will be scheduled in the near future.

***Have A Happy and
Healthy Summer!***

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

**BULK RATE
U.S. POSTAGE
PAID
HOLLYWOOD, FL
PERMIT No. 240**