

## ARE YOU AWARE?

**THE BOARD OF DIRECTORS HAS THE POWER TO SPEND UP TO \$300,000.00 (20% of budget) FOR CAPITAL EXPENDITURES, ACCORDING TO DOCUMENTS**

### BOARD MEETING

A special meeting of the Board of Directors was held on Tuesday, October 27, 1987 at 7:30 P.M. in the third floor lounge, north building. The item on the agenda was the coffee shop lease renewal. After some deliberation the Board awarded a one year lease to the present operators of the coffee shop with an increase of \$1200.00 per year. This brings the total subsidy to \$6000.00.

If anyone dining at the coffee shop is not pleased with the quality of the food, size of portions, cleanliness, service, etc. contact Al Finkelstein who will see that these flaws will be corrected within a short time. Al is in charge of coffee shop surveillance.

\*\*\*\*

A Unit Owners meeting was held on Tuesday, November 24, 1987 in the third floor lounge, north building. The meeting was chaired by Fred Morton, president.

An important item on the agenda "to change the By-Laws to reduce from 50% plus one to 35% of votes for a quorum at a unit-owners meeting" was passed by a wide margin. However, the most important amendment, to put a \$25,000.00 cap did not

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The Board of Directors were telling us something important that most unit owners were not aware of when they attempted to change that amendment at the November unit owners meeting. Very few unit owners have read and understood the Summit documents which in part gives the Board the power to spend 20% of the budget for capital expenditures, a sum of over \$300,000.00 per year. The Board asked the unit owners to change that amendment and limit the amount to a \$25,000.00 cap in order to prevent future Boards from going on a reckless spending spree. This is one of the rules we inherited from the developer which of course was to his advantage had he decided to spend a huge amount of money to enhance his partially sold building without the unit owners permission before he turned the building over to the Condo Association. We goofed! The majority of the unit owners voted "YES" in favor of the \$25,000.00 cap but in order to pass this amendment 75% of the unit-owners votes were required, a total of 425 "YES" votes. We are now saddled with this possible staggering sum to be paid by the unit owners should the Board decide to do so. The only way we can muster the

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**SUMMIT TOWERS  
CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS**

<b>FRED MORTON</b> .....	<b>President</b>
<b>HERBERT LERNER</b> .....	<b>Vice President</b>
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<b>Paul Malkin</b>	<b>Doris Naron</b>
<b>Murray Goldsmith</b>	

<b>IRVING L. ROSENKRANZ</b> .....	<b>Editor</b>
<b>WILLIAM KADUSON</b> .....	<b>Associate Editor</b>
<b>FRED RUBENS</b> .....	<b>Associate Editor</b>
<b>ISRAEL SHRAGIE</b> .....	<b>Assistant Editor</b>
<b>YVONNE MORTEN</b> .....	<b>Social Editor</b>

**PRESIDENT'S MESSAGE**

It has given me great pleasure to greet and be greeted by our early arrival "snow birds" who are planning to spend the winter months at the Summit. It has also given me additional pleasure to listen to their complimentary remarks how much better the Summit looks since they returned from their northern residences. The mirrors opposite the elevators, the resurfaced pool area, and the waterproofing of the outside walls are some of the obvious improvements. More improvements such as enhanced lobbies are on the drawing board for the newly elected board to fulfill during 1988.

It was most soul-searching for the Board to assess the unit owners for the necessary funds to pay for waterproofing, additional insurance premiums and resurfacing of the pool area. These items are part of the suit against the developer and the day of reckoning is fast approaching when we expect to win the suit or a satisfactory settlement in the very near future. I am happy to report that these improvements has helped increase the value of your investment at The Summit. Apartments are less

available than one year ago and are being sold for higher prices.

I wish to take this opportunity to wish all residents of the Summit a Happy Channukah, A merry Christmas and a Happy and Healthy New Year.

Fred Morton, Pres.

**BOARD MEETING**

*(continued from page 1)*

pass. This means the Board can spend about \$300,000.00, 20% of the budget for capital expenditures during the fiscal year.

We engaged the service of another landscaping company because our former landscaper suddenly went out of business. They were given a 3 month trial contract at the same rate of the former landscaper and if satisfactory a one year contract will be awarded to them with a \$600.00 per month increase.

A committee was set up to investigate the feasibility of repairing and repainting the lounges and chairs on the pool deck or purchase new ones. Our lounges at present are in a bad state of disrepair, unworthy for a luxury building.

The Board voted to spend \$12.00 per unit to replace the hoses in the washing machines of all apartments because after 5 years the hoses are beginning to burst causing destructive flooding. We have had 3 major floods starting on upper floors flowing down several floors causing severe damage before being checked. The unit owners must provide the 2 hoses for \$8.00. The hoses may be purchased at the condo office.

An explanation of the 1988 budget was given by Ephraim Milestone, chairman of the Budget Committee. This budget if accepted by the Board will show an increase of about 15%. Many questions were asked by

unit-owners and explanations were given by Ephraim and our accountant who was present at the meeting. Fred Morton heartily thanked the Budget Committee for a job well done. The meeting concluded at 10:15 P.M.

### ARE YOU AWARE?

(continued from page 1)

necessary 75% of the votes is to legally change this regulation.

Unfortunately there many unconcerned unit owners who are not aware of the possible consequences if this sum of money is available to be freely spent by a future Board.

There is something all unit owners can do to remedy this situation. In the near future another call to change the documents will occur. It is incumbent upon every unit owner to vote, and make sure they vote

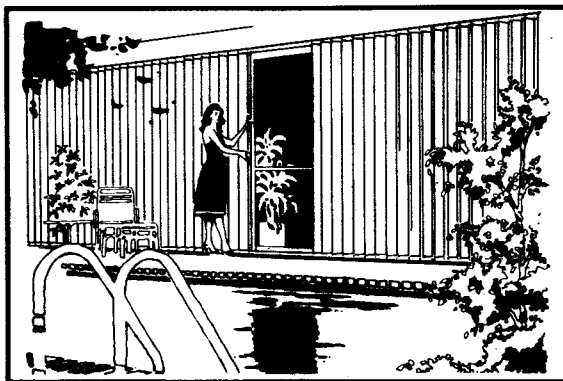
because every vote is important. Wherever possible explain this situation to your fellow unit owners who may not be aware of the \$300,000.00 that could be spent at the Board's discretion, a decision which they too may strongly object to.

As long as this Amendment remains in force the threat of huge expenditures by the board will hover over the heads of all unit owners. BE AWARE of this possibility and do your bit to change this amendment at the next opportunity. We missed the boat this time. Hopefully, in the future our complacent unit owners who never bother to vote will open their eyes and vote YES to change the cap to \$25,000.00.

## OUTDOOR PARKING FOR GUESTS ONLY!

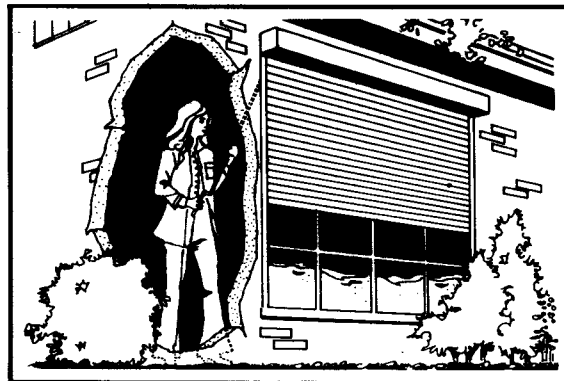
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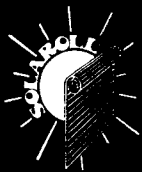


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# **BEST WISHES FOR A HAPPY HANNUKAH, MERRY CHRISTMAS, AND A HEALTHY NEW YEAR!**

## **MANAGER'S REPORT**

We are preparing to insulate both pools from the bottom. This procedure will increase the efficiency of the heating system and should reflect a substantial saving of fuel cost.

I have met with Broward County Commissioner Gerald Thompson and arranged to meet Mr. Fowler of the Dept. of Transportation for the purpose to improve the landscaping which was disrupted while the road was widened.

It is very important to periodically check your smoke alarms, this procedure may save your life. Press the button on the bottom of the smoke alarm and if you hear a loud piercing sound the battery is OK. Any time you hear a low level chirping sound, it is an indication that the battery is weak and needs to be replaced. For your convenience we maintain a supply of batteries in the Condo office and may be purchased for \$2.00 each.

Much damage to the chaises and chairs on the pool deck has been caused by neglecting to place a full length towel on the chaise before lying down on it. The sun screen oils and body sweat imbeds itself into the plastic bands causing unremovable stains and deterioration quickly sets in. According to the Summit by-laws section D, item 2, reads as follows: "Persons using a lounge must first cover it with a full length beige or brown colored towel". This rule will be enforced, please comply with this simple rule, we do not wish to embarrass you by asking you to go back to your apartment for a full length towel.

John J. Rountree, mgr.

## **STORAGE BINS**

Are you in the wrong Storage Bin??? Seek out the one which has the same numbers as your apartment. That one will belong to you...

## **CAUTION**

Be aware. Do not take over more than one Storage Bin. Imperative that you remove your belongings from the Bin that is not assigned to your apartment. !!PLEASE!!

## **? SOMETHING MISSING ?**

Check First! If it is your Storage Bin contact the Condo Office at 925-3337.

Someone has moved into your Storage Bin?? Call the Condo Office to have the items removed...

## **ABANDONED BICYCLES**

Remove them before they become a donation to the Salvation Army or some other worthy Charity...

## **MAKING IT EASY**

Since we're surrounded by water, more than one unit owner has had to be restrained from kicking at stubborn sliding doors. "Scud" in the form of almost invisible grit from the east and west simply blocks finger tip controls at opening the sliding doors because of clogged tracks. Bernie Lewis has found a solution: buy a white lithium lubrication stick at any hardware store, clean the front and back of the door tracks, apply liberally. Bernie says automakers use the lubrication on all door locks and hinges.

## **CARDIAC RISK FACTORS**

Smokers have two to four times the risk of dying from a heart attack than nonsmokers, and a greater risk of having a stroke. Smoking decreases the oxygen-carrying capacity of the blood. Therefore, a smoker's heart must work harder to supply the cells with the necessary amount of oxygen.

Smoking is also the major cause of narrowing of the blood vessels that supply the arms and legs (peripheral vascular disease). But there's good news for smokers: you can reduce your risk of heart attack immediately when you quit smoking, regardless of how long or how much you've smoked.

### WHEN IGNORANCE IS BLISS

Max Lang, one of 40 happy Summit-eers who cruised on the Nieuw Amsterdam tested Lady Luck at the Black Jack table. Max purchased \$100.00 in chips. Apparently the croupier must have given him ten \$5.00 chips and two \$25.00 chips. Being color blind, Max began playing with \$25.00 chips and Lady Luck smiled upon him. In a short time Max had a nice pile of green (\$25.00) chips so he decided to quit while he was ahead. He cashed in his chips and was given about \$700.00. Max thought the cashier had made a mistake. Several Summit-eers who were watching him play told Max the cashier did not make a mistake, he was playing with \$25.00 chips. Max insisted he was playing only with \$5.00 chips. He almost went through the floor when he realized that he was playing for as much as \$50.00 a play when he got a pair and "split". Truly an incident when "Ignorance is Bliss". If you

want a few pointers how to play Black Jack and win, consult with Max.

\* \* \* \*

### 1988 QUARTERLY MAINTENANCE

If the proposed Budget is accepted, the quarterly charges would be:

Current	Without Reser.	With Res.
\$362.24	\$410.76	\$437.52
452.79	513.45	546.90
498.09	564.79	601.58
543.35	616.13	656.28
633.91	718.82	765.67
679.19	770.17	820.36
815.03	924.20	984.42

### BRIDGE PLAYERS

All persons interested in playing bridge on all levels may contact Jeanette Gomberg who will organize bridge games in the South Lounge. Her phone number is 925-3464. Join the games and enjoy an evening of playing bridge with your friends and neighbors.

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## HOLLYWOOD SUMMIT *ORT*

As your new president of the Hollywood Summit Chapter Women's American ORT, I would like to say 'hello' and to welcome back all of you who have been away for the summer. We have many activities planned for this year and hope that you will support all of them. To those women who have not yet joined our group, let me extend an invitation to come to a meeting in hopes that you will become a member and help in the good work we do. Feel free to call me at 922-6282.

SYLVIA COHEN, Pres.

## 1988 SUMMIT *ORT* CALENDAR

Once again an exciting program has been planned for all ORT members, their families and friends. By joining together as a group, we enjoy a special reduced price and can raise money for ORT which should be every ORT member's goal! Please join us in all our projects. Together we will succeed and have a very fruitful season. A special welcome to all new residents in the Summit. We desperately need new ORT members. Please join us. However, you need not be a member to participate in the following functions.

**SATURDAY, Jan. 9/88. "TOUCH OF CLASS"** at the Marco Polo Hotel. A 'Vegas Type Spectacular'. Singing, Dancing and variety acts. Fast and furious great entertainment. Evening 8:00 P.M. \$13.00 P.P.

**SUNDAY, Jan. 17/88. 7:30 P.M. "LILA ROSE"** will entertain us compliments of the Savings of America. Everyone welcome. Summit N. Tower, Social Hall. Coffee & Dessert. Everyone welcome. \$3.00 P.P.

**TUESDAY, Jan. 26/88. Sheraton Bal Harbor presents Jean Ann Ryan's "HEAT WAVE".** A Scintillating, Scorching Spectacular. Dinner & Show - \$35.00 P.P..

**TUESDAY, Feb. 23/88. 11:30 A.M. Gulfstream "A DAY AT THE RACES"** and Lunch. \$16.00 P.P. includes admission, special seating and program.

**WEDNESDAY, March 16/88. 6:00 P.M. DANIA JAI ALAI.** Fish or Chicken dinner. \$15.00 P.P. includes choice seats, program and free parking.

All the above will be discussed at our general monthly meetings. Also watch for posters. If you have any questions and/or wish to purchase tickets for any or all of the above, please call Renee Kaplan 920-2071 or Ettie Shragie 925-2514

Respectfully submitted, chairperson **ETTIE SHRAGIE.**

### **INSTALLATION DINNER — FEB. 21st**

Welcome the new Board of Directors and thank the previous one!

### **Hemingway's - Full Roast Beef Dinner**

Live Music & Entertainment

only \$25.00 per person - Reserve at Office

## YOU ARE INVITED TO TWO EXCITING PARTIES!

On behalf of the Jewish Federation, the Summit is pleased to announce an evening of Fun, Games and Info. to celebrate the start of Hanukkah. The Federation will show two exciting videos highlighting their work. Paul Lipson will present an award to Paul & Muriel Malkin for their devoted service to U.J.A. There will be no charge and no solicitations. Refreshments will be served. So please join us on Wednesday, December 16, 1987 at 7:30 P.M. in the North Tower Lounge. A special welcome to all new residents and our snow birds.

**EVERYBODY INVITED TO ATTEND!**

A Hanukkah party for the UJA  
Wednesday nite, December 16, Hooray!  
There'll be games and lots of fun  
Wine and cheese for everyone!  
January 24th is the Sunday Brunch  
Come at eleven and meet the bunch!  
One Hundred minimum is the rate  
Please be sure to reserve the date!  
All the Summit will be there,  
So come along and do your share!

## **HELP KEEP THE MAIL ROOM CLEAN.**

Please put mail you wish to discard in trash can provided in mail room rather than on top of counter, it makes for such an untidy mail room with all the ads, etc. lying around. Take pride in our Condo!

## **EDITORS NOTE**

After much effort and deciphering of handwriting that defied the live-in code breaker, we've compiled a list of residents who wished to be included in our telephone directory. Many residents preferred not to have their names and numbers published.

As for renters, it has been difficult if not impossible to determine an accurate list because of an in and out situation with many people. However, we will periodically review the situation from now on...and as with new unit owners and renters who have lived at the the Summit for a year or more, their names and numbers will be added upon request.

Our staff deserve the Congressional Medal of Honor for their time and patience in putting it together. If your name or number or both are misprinted, let us know about it and we will make the necessary corrections in a future issue. You can always get a missing phone number from the ever courteous condo office.

**COPIES OF THE TELEPHONE DIRECTORY MAY BE OBTAINED AT THE CONDO OFFICE.**

# SOCIAL CLUB NEWS

## WITH LOVE AND HISSES...from YVONNE MORTEN

The Social Club had a wonderful party on Halloween. The music and vocalist were superb and attendance excellent. This year many more people came in costumes than in previous years. First prize was won by Al Finkelstein who was dressed as a toilet attendant. He gave all praise for the ingenuity to his wife to be (December 5th is the big day). Jean and Nate Mestel placed second as Mr. & Mrs. Devil. The disguise and sensation of the evening was an old woman dressed in black, teetering around wearing high heels and showing hairy legs; when her hat was finally removed Eph Milestone, complete with blue eyeshadow emerged. Your disguise had me and many others fooled! Pearl was the friendliest ghost! Everyone agreed that it was a lovely evening and I suggest the photographers display their photos soon as an encouragement to the Snowbirds to return before Halloween next year.

Mamie & Mike Schaeffer have moved to a new home and we wish them every happiness.

Lucille Schechter is to be congratulated on her supreme effort in organizing and planning for New Year's Eve. If the New Year's Eve party is as good as Halloween, (and I am told it will be better), we can expect a fantastic evening for all.

The Embassy Suites is easy to find - and with the new road to the airport it is easy driving. Just go straight down route No. 1 to 17th street, turn right and two blocks further on you will see it on your right hand side. The room is elegant, bright and new, and for those who haven't been there, you will be thrilled by the magnificent indoor tropical garden. The whole atmosphere is festive under normal conditions, so I can imagine what kind of effort they will put into New Year. If you have not yet made your reservation do so now. Invite your friends and join us at the party. Music will be provided by a three piece band. See you there! So as not to miss a wonderful evening of great food and dancing to ring in the New Year book early by calling Lucille 921-0069 and Sandy at 922-6192.

We extend our sympathy to Mildred Kahan whose husband passed away recently.

Congratulations to the Kestenbaums, Milestones and Florence Brown on their new grandchildren.

It seems to me that every year we ask the same questions- Who will be on the next Board of Directors and who will run Social Club?

Before I comment on next year's candidates I wish to thank the present board and the President for the time devoted to Condominium. Everyone cannot be of the same opinion and

unanimously approve every decision made by the Board, but their time has been freely donated, the rewards are usually unappreciative unit owners voicing their dissatisfaction, but unwilling to donate their own time to rectify the situation. No one deliberately makes a "bad" decision, and whether we like it or not, having someone on the board with the same vested interest as our own gives us a secure feeling.

Jack Morten is chairman of the nominating committee this year; so far there are eleven candidates. Some of the present board members are willing to serve again. Good Luck and thank you everyone..

The Social Club is looking for leadership and a committee- please contact Lucille Schechter if you are interested in the Social Club at 921-0069.

## ★ LAMENT ★

"Hello, Sweetheart, Angel, Darling, Dear!"

These words keep ringing in my ear.

His quiet voice, his warmth and charm

Convinced us all he could do no harm.

His boyish grin and friendly face

Was loved by all around this place.

Alas - no more, my friend is gone,

God's Kingdom called Dear David Brown.

Y.M.

Our sincere condolences to Florence.



## Last Call!

## GALA NEW YEAR'S EVE CELEBRATION



## GOURMET DINNER

With all the trimmings

## Embassy Suites Hotel

For remaining reservations, contact . . .

Si Wildhorn - 922-6192

Evelyn Kraut - 921-4414

Lucille Schechter - 921-0069



## HOT POKER HANDS

Here is one for the record books!

In our card room on November 15th, we had a 3 hour poker game and the following occurred:

Jean Martin received (3) three hands of 4 of a kind!

Bernard Lewis received (2) hands of 4 of a kind!

Al Martin got a hand of 4 of a kind!

Reva Lewis got a straight flush!

Evelyn Zerman got a straight flush!

Eight unusual hands in a 3 hour Poker game!

Bernard Lewis

The following week Maxwell Koweek and Bill Kaduson came up with straight flushes. Last year Bill got a Royal Flush with commendable calm. A recent guest whose name escapes us got a fourth ace on the last card to beat two obvious full houses. Maybe the Summit ought to hold a World Series of Poker, much as they do in Reno. Only with funny money . . . of course.

.....

### PATRONIZE OUR COFFEE SHOP

THEY ARE NOW OPEN EVERY FRIDAY NITE

FOR TRADITIONAL DINNERS AT

MODERATE PRICES

Reservations Suggested - Call 921-4737

## THANK YOU . . .

David and Florie Feir wish to thank their many friends and neighbors for their deep concern, telephone calls and get-well cards sent to Florie when she underwent breast surgery. Unfortunately, due to continued treatment, they will be unable to return to the Summit and thank you personally until early February.

Editor's note: Get well real soon Florie, we all miss you.

## SKATE BOARDERS ARE OUT ON POOL AND GARAGE DECKS!

A number of young visitors have been seen skate-boarding on the pool and garage decks. This is ABSOLUTELY Forbidden! Numerous oil and grease patches make the garage area especially dangerous.

## LADIES, SHAPE UP!

Every Monday, Wednesday and Friday the ladies meet in the Ladies Exercise Room on the 3rd floor, south tower at 9 A.M. for an exhilarating session of stretching and body toning. Come and see how many ladies who are attending these body building sessions have gotten rid of excess flab and almost ready to enter the swimsuit competition. Come and meet Tootie Rubenstein and the rest of the gals, you will enjoy the fun and feel much better and look better.

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