



New Condo Laws!

... EFFECTIVE JANUARY 1st, 1992

HIGHLIGHTS OF SUMMER BOARD OF DIRECTOR MEETINGS WEDNESDAY, AUGUST 14, 1991

Manager Peter Cancell reported several projects in progress including pool photocell replacements, trash rooms tiled and repaired and fire sprinklers checked in both Towers.

Al Finkelstein reported that there is a 10 year warranty on the carpets provided the Summit purchase a special carpet cleaner.

High Tech Roofing has been engaged to correct roof leaks for the East and West sides of the pool at a cost of \$2,400.00.

An air conditioning company has been engaged to correct proper temperature problems on certain floors. So far eight floors have been corrected at a cost of \$1,080.00 each. The reserve has \$22,000.00 and all repairs come out of the reserve fund.

The Florida Legislature passed new Condominium laws effective January 1, 1992. (Read special article on front page). Important to unit owners is the abolishment of Nominating Committees for prospective candidates to the Board of Directors and new procedures.

WEDNESDAY, AUGUST 28, 1991

A motion was made and passed to purchase an additional heat pump for the Coffee Shop at a cost of \$2,500.00.

The Durkin Carpet contract states that the Summit must have certain carpet cleaning equipment in order to have the 10 year warranty in effect. We have no choice but to purchase the \$2,400.00 equipment.

Peter Cancell informed the Board that a major plumbing problem exists on the 9th floor, South Tower. Pipes are bent,

(Continued on page 2)

Read This Very Carefully!

It's about the new Condo Laws.
(They go into effect January 1st, 1992)

Our President, Murray Goldsmith, sent every unit owner a letter dated Sept. 16th, 1991 with important information regarding a number of amendments to Chapter 718 of the Condominium Act of the Florida laws. It is hoped that you read them very carefully because they will have a strong impact on the Condominium operation.

With our election process scheduled for January 15th, 1992 it is essential that you understand the new adoptive procedure. The following interpretations are in conformance with the new amendment and was passed by the Board on August 28th, 1991.

1. No proxies can be used in election for Board members. By ballot only and tendered by unit owner in person or by mail.
2. Proxies WILL be sent and can be used ONLY for permissible subjects presented for voting. Also to establish a quorum.
3. Annual and Election Meeting will be held Jan. 15th, 1992.
5. Unit owners intending to run for Board Membership should submit their names as candidates to Association secretary prior to but no later than November 15th, 1991.
6. Candidates must advise Association secretary not less than 40 days prior to election and submit resume or position paper to be distributed to unit owners. Deadline for response is December 5th, 1991.

(continued on page 2)

**SUMMIT TOWERS
CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS

MURRAY GOLDSMITH President
JOSEPH LIZERBRAM Vice President
BETSY WEINER Secretary
DORIS NARON Treasurer

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STU BART Associate Editor
WILLIAM KADUSON Associate Editor
ISRAEL SHRAGIE Associate Editor
GENE TROOP Photographer

BOARD MEETING
(continued from page 1)

rusted and bowed. The cost will be \$4,155.00.

WEDNESDAY, SEPTEMBER 25, 1991

Peter Cancell's report included one gazebo at the tennis court has been built and the storage area on the third floor used by the maids has been moved to protect the new carpet. The special shampooing machine has been purchased. All 16 lighting fixtures have been rebuilt and repaired. Smoke detectors have not been completed in all units due to lack of cooperation of unit owners. A ditch will be built around the tennis courts and a concrete wall will be erected to prevent roots from coming up on the tennis courts.

The landscaping contract will cost \$50,560.00 per year which will include additional service, fertilization, etc. in the price. There will be a \$3,100.00 saving this year in the new contract. The Board of Directors and unit owners gave Ef Milestone a well deserved round of applause for his time and devotion to make the Summit the best landscaped condominium in Hollywood. Ef Milestone also reported to the Board that the Sunshine T.V. contract will be renewed for 2 years at no increase in price, \$2.25 per unit per month. Sunshine T.V. will continue to check and repair T.V. picture problems in unit owners apartments free of charge. Passed unanimously.

WEDNESDAY, OCTOBER 16, 1991

Peter Cancell reorted that one tennis court has been completed and the other in progress. Much of the outside work was delayed due to the unusual rainy spell. Sealing of leaky windows is continuing and 12 new leaks discovered.

The discussion of the phone revision proposals was reopened. Based upon the Committee's recommendation, a motion was made and passed to accept the Southern Bell proposal.

Ef Milestone discussed the coming changes in our Cable T.V. within the next 7 months. We have been informed that in May, 1992 approximately 90% of our programming will be switched to a new satellite. In order to get as much as we do now, we will need a new dish. Reserves are available to pay for this. The Board voted unanimously to purchase an additional VCR. We will then rotate them, having one cleaned while the other is in use.

Al Finkelstein stated that many people have been asking him about the Jacuzzi on the pool deck. Money was allocated for this in the 1991 Budget. Mr. Lizerbram asked Mr. Finkelstein to form a committee to review all aspects of this proposal because many new laws effective in 1992 which might prohibit such construction.

NEW CONDO LAWS
(continued from page 1)

7. 30 days before Annual Meeting (Dec. 15th, 1991) the Board will send out a second notice enclosing proxies, ballots and candidate's informative material.

8. All qualified unit owners who have placed their names in contention will be listed on ballot.

- ★ NO NOMINATING COMMITTEE
- ★ NO NOMINATIONS FROM FLOOR.
- ★ NO CANDIDATES WHO HAVE NOT CONFORMED WILL BE LISTED ON BALLOT.

This published article is in conformance with the required definition for benefit of unit owners.

**IF YOU REQUIRE FURTHER EXPLANATION,
CHECK WITH OFFICE.**

Authority - Board of Directors

**SUMMIT WINTER RESIDENTS
PLEASE NOTE . . .**

It is important that you notify the office upon arrival, otherwise your mail will continue to be sent to your Northern homes. After notification, we will enter your return to the Summit into our computer. When you leave the Summit for any length of time, please notify the office and we will put your temporary address into the computer so that you will receive important communications pertaining to Summit matters.

SOUTH BEACH CIVIC ASSOCIATION SUCCEEDS!

After five years of difficult roads to cross, petitions, promises and disappointments we are finally to have our Community Center. We anticipate it will also house a satellite public library.

Remember when - a five story garage was to be erected right next door to the Summit?

Remember when - we were promised a Community Center by one administration and it fell through with a new administration?

Remember when it was necessary to rally at City Hall to make ourselves heard and fight?

With perserverance, persistence and joining together to illustrate strength, one goal has been achieved. The Association has eradicated the concept of the Beach as a series of isolated condominiums. We have become a community, a neighborhood with unity and cohesiveness necessary for strength, progress and enhancement. We are home owners concerned about real estate values, taxes, environment, crime and the future of our city.

Within the last month, the Association was asked to assist the Quadomain The motel behind this huge complex attempted to put up a convenience store for its renters. If this had been permitted, we would be seeing convenience stores spring up all over the beach. The detrimental results of such commercial ventures in our residential neighborhood could only produce a blight on the beach.

The Association invited Commissioners to view the inappropriateness of this. The Association worked very closely with a huge delegation from the Quadomain that attended the Commissioners meeting. The Town fathers were indeed impressed with the turn-out and the request for consideration of our needs just as they do other residential areas. Would they permit convenience stores in the Emerald Hills or Lakes regions? Obviously not. Once again the South Beach Civic Association has served the Community well.

Our tasks are only the beginning. You will be asked to assist in many ways. this is YOUR Community, YOUR Center. Your input will determine the joy this Center will bring to its residents.

The Summit has stood to gain the most from this.

1. We avoided having a five story garage as our neighbor.
2. We have inadequate Social Lounge areas of our own.
3. The proximity of the Center. We are closest of all.

How wonderful it will be to enjoy classes, social dances, lectures or just a place to "shmooz"!

That we have achieved for our Community Center makes us proud. That we are now a closely knit community makes us even prouder.

HELEN BERKOWITZ

MY MOTHER

It's about time I put something in writing about my mother. After all, I've been a grandmother for a number of years now and it's probably long past due.

Momma Bessie was fat. People have used all the Euphemisms to describe her - heavy set - plump - buxom - etc. She was none of those. There really is no kinder way to say it. She was fat. My siblings and I are ever grateful that she did not pass along her "fat" genes. She was also very beautiful, and retained her unlined, porcelain complexion until she died in her eighties.

The title "Momma Bessie" was lovingly bestowed upon her by her grandchildren and quickly adopted by all. She was way ahead of her time in feminism, a pioneer working mother, with a quick, active mind. Some say our family was a matriarchy - but Dad, too, was a strong personality . . . and with two such in the house you can be sure there was plenty of fireworks.

She had a flair for decorating, a talent for numbers, and without a tight rein, could have been a heavy gambler. As it turned out, this latter was limited to an occasional bout with a slot machine.

This woman who began raising her children in the 20's and 30's, was one of the first to consult a pediatrician on a regular basis, had a working knowledge of nutrition, and when the time came had no trouble in discussing human sexuality with her growing children.

At 60 she started losing her on and off battle with health problems, and eventually found herself confined to a wheel chair with rheumatoid arthritis. Constant pain made radical changes in her personality. This laughing, happy lady became a self centered and demanding woman. She was the only woman I have ever known who could create a gourmet meal just by issuing commands from her wheel chair!

No matter how crochety and imperious she became in her later years, we still love her dearly, and miss her always.

What else can I tell you about my mother? Oh yes, she could also yodel!

ROSALIND KATZ

THANK YOU . . .

To my Summit Friends and neighbors:

Murray and I want to thank all of you for your thoughts and good wishes.

It helped us through a difficult period and brought it to a happy conclusion.

Sincerely,
Helen Goldsmith

SNOWBIRDS CAN'T FLY
How you got here doesn't matter
WELCOME HOME!

I awoke one morning and looked at the clock and saw that it was time to get up. Later I looked at the calendar and knew it was time for the Snowbirds to arrive. I read the weather reports for up north and knew that the blue-lipped, shivering northerners were coming to thaw out and escape, for about six months, from steam heat, snow and sleet and frozen feet. That's when they all begin to zero in on their favorite landmark . . . The Summit. The well timed exodus from the cities becomes apparent as all those empty garage spaces begin to fill and the shrouds put over the cars last spring begin unveiling.

As the word "Snowbird" came up I got to wondering how that appellation was born and when. My guess is that it came into fashion about the time when Miami Beach and Lincoln Road were the inseparable magnets that attracted visitors, vacationers and temporary residents. Much to the chagrin and discomfort of the natives who decided years back to settle or retire in this bone warming Eden-on-the-ocean.

I picture an annoyed, anonymous Condo dweller who resented this unexpected invasion coin the word "Snowbird" to

distinguish this group from the rightful residents. Why did he pick Snowbird? He might have called them "Snowmen" or "Snowballs" or Snowdrifters or even "Snowdrops" Personally I don't like "Snowflakes" because a flake is a person who plays with 51 cards. That's insulting. Enough of this snow job.

Snowbird, Shmobird, we're glad to see all of you guys back here where you belong . . . where you make chopped liver of our wonderful easy, year round life. From now on our restaurants fill up and waiting customers line up. You congest our roadways and cause panic among our geriatrics. No more open tee-times. You overstaff our poker games, fill up the lounge chairs and slow down our elevators. These are just a few of our daily disruptions. But we love you! Enjoy your stay and Stay well.

STU BART

EDITOR'S NOTE

Bill Kaduson's always witty and entertaining column will appear in the December issue of the "Observer". Happy to report that Bill is chipper as ever and is ready and eager to write his Health column upon his return in November.

THANK YOU . . .

Ruth Lack wishes to thank all her friends at the Summit for their condolence cards and kind words of sympathy.

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MAY THEY REST IN PEACE

Writing an obituary is probably the most difficult piece of rhetoric to compose. The vocabulary gets lost when searching for the right words. But, what are the right words? When a family member, a good friend, a nice neighbor, anyone with whom we have shared time and thoughts leaves us, we instantly feel the loss and deep regrets.

We have the sad task of listing the names of those who have departed recently.

JOE KATZ

JUDGE HARRY LACK

HENNY RUBENS (Former Summit Resident)

ALBERT MARTIN

ESTHER SPITZER

May sorrow be a stranger to the families of the deceased for many, many years.

ADULT EDUCATION 1991-92

Please watch the Bulletin Boards and in-house Channel 13 for announcements.

Mondays, 7:30 to 9 p.m. - Current Events - South Lounge.

Tuesdays, 10:30 a.m. to 12 noon - Yiddish Club - S.Lounge.

Keep these hours open. The dates will be announced at a later date.

Shirley Cole will review "Chutzpah", the best-selling book by Alan Dershowitz on November 11, 1991 at 7:30 p.m. in the South Lounge. Everyone is invited.

HELEN BERKOWITZ

THANK YOU . . .

Dear Friends and Neighbors:

I want to thank you very much for your kind expressions of sympathy on the loss of my husband, Joe Katz. Your many cards, kind thoughts and donations to charity were so deeply appreciated.

Sincerely,

Bea Katz

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!

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ON T.V.

ARTS AND FLOWERS

A BOUQUET FOR OUR SUMMIT LANDSCAPING

Frankly, I don't know a *Pittisporum* from an *Ixora*. Neither do most people here at the Summit, even though they pass them almost every day of the year. There is only one man I know personally who could walk up to and point out these exotic, South Florida garden favorites. He is our own, devoted Ephrem Milestone . . . lovingly known as Eph (pronounced Eef) the leaf.

If you should happen to have an interest in the art of horticultural landscaping, Eph can name you every tree, shrub, bush and flower growing on our grounds. He is also adept at reading Palms, he knows every specie on our premises and takes pride in the 180 beautiful palms that give elegance and shade to the acres of lawns that curve gracefully around the two Summit Towers.

If you have ever, in the past, pushed a lawn mower, planted seeds or seedlings, trimmed a hedge, pruned a tree or weeded the grass, you already know how important artistic landscaping is to the lines and color of an architectural structure. You will also know what a difficult ongoing and perpetual job it takes to keep it looking like a colorful Landscape painting.

Could you picture the Summit without its handsome, warm welcoming landscaping? You would have two architectural monoliths looking like any Big City Apartment House . . . treeless and colorless. Isn't that the look most of us have come away from? So why do so many Summit dwellers take the Summit's landscaping for granted? Is it because they are "too close to the forest to see the trees? Or that, like Topsey, has just "grewed up"? Tain't so!

Eph is the man who for four years has taken a caretaker's responsibility in a job that few could understand . . . or want. He does! and he does it well. We're fortunate to have Eph who loves the job. He says it's like painting with nature . . . its an art.

Eph also knows that money does not grow on trees. His annual renegotiations with the contract gardeners has him demanding more for our money. And we're getting it! At the recent Board meeting Milestone informed the Board that we are paying a little more but getting a lot more. One of the Board members asked, "Why should they do that?" Eph picked up his head and from the long list of old and new functions in the agreed upon contract, and simply said, "Because they like me". I believe that. So did the Board. The request for funds approval passed without debate and without a dissenting voice.

There are times when taking care of the extensive and complex landscaping becomes more than a bed of roses. Inevitably, living and growing things have to contend with excessive dry weather, heavy winds, rainstorms and other

climatic headaches. In addition, blatant disrespect of rules and malicious mischief. But the job gets done.

Occasionally there are humorous moments. The boxed flowers on the second and third floors need watering twice a week. A well meaning owner who learned about this suggested to Eph that he replace live flowers with artificial ones . . . "they don't need watering". There is a flood of unsolicited preference for floral colors. To please them all, I am told, would create a color conglomerate rivalling the rainbow. In fact, some of the suggested colors have never been grown.

Then there was the woman from the Motel on the North side who uprooted and filched one of our beautiful Begonia plants but fortunately was seen by Eph, who immediately recovered the floral prize. She rationalized the act by saying "It was so beautiful and you have so much".

All through history the Palm Leaf has been a symbol of victory and accomplishment. I recommend we award one to Ephrem Milestone for his dedication to the Summit Landscaping. Also a corsage to his wife Pearl who has given him encouragement, patience and understanding.

STU BART

SPEEDY RECOVERY

We wish a speedy recovery to Willie Becker from his recent surgery.

Willie and Ruth wish to thank all their Summit friends for the many get-well cards and phone calls, the concern shown by everyone was deeply appreciated.

We are all looking forward to see Willy back on the pool deck including his ever present un-lit cigar.

CASTING CALL!

Looking for volunteers for the show at the Social Club's end of the year Dinner Dance. The theme is Mardi Gras. Arriving sometime in November, I will be looking for my show people and want those interested to be looking for me.

Ladies should have full skirts. Men should have sombreros or straw-type hats.

ROSALIND TURKISH

STORAGE BIN PROBLEMS!

Once again it has become necessary to inform Summit residents who illegally "borrowed" storage bins that we may have to break the lock and empty the bin for the use of the rightful owner if the situation arises. Each bin has a number identical to your apartment. Please check to see if you are occupying your correctly numbered bin. If not, please remove the contents as soon as possible and leave the bin open for its legal owner. All unit owners are entitled to one bin, if in doubt about the location of your bin, please check with building manager, Peter Cancell.

WE
NEED
YOU!

IMPORTANT
MEETING

on

Wednesday, November 6th
at 10 am.

CITY HALL

2600 HOLLYWOOD BLVD 2nd Floor

THIS
IS
WHY

Our Last Chance
to get approval for our
COMMUNITY CENTER
and our LIBRARY.

Commissioners always listen when hundreds, perhaps thousand, of voting voices have something important to say. **MAKE YOURSELF HEARD!!** Get behind your leaders, Helen Berkowitz and Selma Kahan, whose years of hard work are coming to fruition. Right now, they need you and we need the Community Center with appropriate Library.

DON'T
MISS
IT!

There's Power in Numbers!

BRING YOUR SPOUSE, YOUR FRIENDS
YOUR NEIGHBORS.... **EVERYONE!**

SOCIAL CLUB NEWS

PRESIDENT'S MESSAGE

First, may I wish all our members, friends and neighbors a New Year 1991-2 -5752 that will bring the blessings of happiness, good health and peace to all.

As the new year approaches (1992) we can look back on the success of our endeavors during the past year which made the Summit a better place to live. The future calendar holds many programs and celebrations which will make the year 1992 a refreshing and exciting one for all of us to participate. One of the main ingredients for the coming year will be the (3 C's), Cooperation, Consideration and Caring which if carried out will be a benefit to all of us.

We will be celebrating many holidays in the near future which takes a lot of time and effort. If we are to get our

calendar in order we will need the cooperation of many of our members to plan the various party events. Come forward, join with us, we need your input.

I will be posting the next meeting notice on our bulletin boards, so please hold the date and become a viable part of our membership. We will be discussing different shows, concerts, lectures and other interests that our members will suggest.

I look forward to greeting you at the Summit in good health and ready to enjoy a winter full of new programs and camaraderie. Shalom!

PAUL FINKELSTEIN

SUMMIT SOCIAL
CLUB

← BAR-B-Q →

SUNDAY

DEC 1,

LIVE MUSIC BY RHEINGOLD TRIO

OPEN BAR ON POOL DECK

1:00 - 4:00

HOT DOGS !!
HAMBURGER'S
CHICKEN'S

SALAD BAR BY NANCY + SHELLY

"EVERYONE WELCOME"

'NEW YEAR'S EVE'
— 9 P.M. : 1 A.M. —

PUTTING ON THE RITZ

BLACK TIE OPTIONAL
FULL COURSE SIT DOWN DINNER

OPEN BAR TILL ???

HOT HORS D'OEUVRES
VIENNESE TABLE

AN EVENING OF FUN
AT

I.T. PARKER

DANIA

PER PERSON 55.00 CLUB MEMBERS —
65.00 GUESTS —

CHOICE OF ENTREES

1 PRIME RIB OF BEEF
2 DACHED SALMON
3 BREAST OF CHICKEN

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SCORE WITH S.C.O.R.E.

I had a vision. When I'd retire I'd sit at the bar, munch peanuts and guzzle Johnny Walker Black, let my toes dangle in the poolside water. But, ain't no bar, don't want to get my hair wet, don't go into the pool. No golf, tennis, or push-ups at the gym. The walk to Johnson Street and back does my exercise for the day. I hear about and investigate S.C.O.R.E., become a member where I meet men like the accountant, who used his stock of funny stories to make his clients laugh before he presented his bill. The textile manufacturer travels to Africa and South America to help them set up plants to ship stuff to the States. I meet the banker, a big time retailer with 12 "Jeans" Shops in Chicago, a tax expert, etc. All of whom share expertise with those seeking entry into a small business. The membership is impressed when I use words like "flagellate". I opt for the secretary job. I'm impressed when I beat the competition until I find no one else wants the job. I meet every kind of client. The manufacturer seeking a loan, asks, "What's collateral?" The single mother starting a business, a

bookkeeping service for elderly widows does their accounts, pays bills, even writes letters back home.

Yes, this is a pitch for membership. The average counselor gives three days a month, 9:30 a.m. to 2:30 p.m., roughly that comes to five hours daily, 15 hours a month. Figuring roughly, an eight hour day, five days a week comes to 40 hours, 4½ weeks a month, according to my bad math comes to a little over 160 hours - which gives you about 145 hours for golf, tennis, push-ups in the gym and even enough time to devote to matinee activities if you are so inclined. Helping people does something for your ego, especially when they smile "thanks" for getting them started with the dream of a business of their own. Call me at 920-3930. I'll set you up for an interview. You can thank me later. S.C.O.R.E. is not strictly a male oriented organization. We have both men and women in our chapter. The only requirement needed, is to have been in business as an executive or if you have had experience in the daily operation of said business.

GENE TROOP

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

FIRST CLASS MAIL