



# **WAKE UP! - SUMMIT UNIT OWNERS.**

## *The Alarm is Ringing!*

### **HIGHLIGHTS OF BOARD OF DIRECTORS MEETINGS NOVEMBER 9, 1994**

Many questions came from the floor regarding reserves and various issues about the 1995 budget. Mr. Howard Fink, our accountant suggested that the Association contract for a professional Reserve study expert in order to eliminate the Board's liability.

It was decided to postpone the Budget Meeting to consider the Budget until after the study.

\* \* \* \* \*

#### **MONDAY, DECEMBER 5th**

The main item on the agenda was:

#### **"To Fire or Not To Fire the Manager"**

(Our manager, Lee Santibanez was invited to attend this meeting).

As soon as the meeting opened Leon Singer "suggested" that the entire Board, as a group, should resign because all Board members were remiss in their duties. None of the Board members resigned. Mr. Singer remarked that he and the entire Board made a serious mistake, implying that the preventative maintenance inspection of apartments program was not performed in a satisfactory manner. Few Board members were present during the inspection period.

Many unit owners expressed their grievances and complaints about their keys being misused, duplicate keys made to gain access to their apartments and the abrasive attitude by our manager when they came to the office to register

(continued on page 3)

by Stu Bart

During some of our previous administrations we have witnessed irrational and disturbing actions by a fair number of elected members of the Board. We do not question their sincerity, their honesty or their intentions, but we do question some of the lack of worthwhile action, the autonomous and frequently doubtful decisions. We have enjoyed too few accomplishments that made us feel satisfied and happy.

The State of Florida has established legal guidelines in the administration and execution of items that are in the best interests of all Condo owners. Along these legal lines the Board of a Condominium is entrusted with the daily operations as well as the responsibility of protecting not only the property but the investment of each unit owner.

What are we are talking about, here? Well, it is not only the healthy, walloping two million dollars budgeted for the sole purpose of maintaining the building's functions but also the responsibility of protecting not only the property but also each owner's investment in his home. The total amount invested by the 567 Summit unit owners adds up to approximately 90 million dollars. You, dear reader, are one of them. What we are talking about is BIG BUCKS! Yet, not enough qualified persons are elected to the Board who fully understand the tremendous responsibility.

It would be good to remember that an effective Board is one that possesses a majority of individuals that not only cares about their own

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**SUMMIT TOWERS  
CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS**

HARRY DUBROFSKY ..... President  
 MIKE ARCIDIACONO ..... Secretary  
 NATHAN KONIGSBERG ..... Treasurer  
 R.B. (Arbie) Axelrod Jay Burke Harold Cohen  
 Leon Singer David Wallach

**EDITORIAL STAFF**

IRVING L. ROSENKRANZ ..... Editor  
 STU BART ..... Associate Editor  
 BILL KADUSON ..... Associate Editor  
 ISRAEL SHRAGIE ..... Associate Editor  
 GENE TROOP ..... Photographer

**EDITOR'S MESSAGE**

**ONCE AGAIN - OUR ANNUAL APPEAL**

Don't be alarmed; this is not a fund-raising appeal. This is an appeal for normal decorum and normal common sense behavior to benefit all peace-loving Summit residents.

APPEAL NO. 1 - Is it so important for some people to drive their cars at an excessive rate of speed in the garage area endangering the lives of our residents who are walking in modified light going to or from their cars? Many near-misses have been reported. **PLEASE!** Slow down a bit while driving in the garage. If you entertain visitors, advise them to drive carefully in the garage area. Hopefully, with your cooperation it will not be necessary to repeat this appeal next year.

APPEAL NO. 2 - **PLEASE!** - Do not throw any object over your balconies! The condo office has received several complaints about lit cigarettes carelessly tossed from balconies. The slightest breeze will carry the cigarettes back onto the balconies below. Some cigarettes have landed on chairs and lounges causing burnt pillows and possible fires. Would you believe that a resident reported a grapefruit tossed over the railing which landed on her balcony! So we are appealing to those thoughtless residents (probably their guests) to kindly refrain from tossing cigarettes, etc. over the balconies. If not, may they (the perpetrators)

be blessed with a split toe caused by athlete's foot, clear up to the knee cap! (Only kidding, of course).

APPEAL NO. 3 - The Christmas holiday is rapidly approaching. Our records indicate that the Christmas season is the worst time of the year for vandalism, intentional or accidental. The damage to public areas is not caused by our regular residents. We, as a group take great pride in our beautiful Summit. We are not like W.C. Fields who once replied to a question, "How do you like kids?" His caustic answer was, "Fried." We all love our grandchildren very much, but **PLEASE**, when they visit you make them aware that the public areas are not to be desecrated. They are free to use, not abuse all our amenities. However, due to our insurance liability policy children under the age of 18 will not be permitted in the exercise rooms with or without being accompanied by their parents or grandparents. There will be no exceptions. Please comply with this rule and avoid having your grandchildren under the age of 18 escorted out of the exercise room by a security person.

\* \* \* \* \*

THE "OBSERVER" STAFF, STU BART, BILL KADUSON, ISRAEL SHRAGIE, GENE TROOP AND I WISH ALL SUMMIT RESIDENTS A HAPPY AND HEALTHY NEW YEAR. MAY ALL NEWS FROM YOUR CHILDREN, GRANDCHILDREN AND GREAT-GRANDCHILDREN BE ONLY GOOD NEWS.

*Irving L. Rosenkranz*

**WAKE UP!**

(continued from page 1)

investment but also that of every other neighbor who put them in the important role of administering our king size multi-million dollar budget. The time has never been more propitious than now. We are faced with the importance of an upcoming election calling for the replacement of five Board members whose terms have expired. We need nine persons with a unanimity of purpose . . . with a desire to do more than just sit in on open Board Meetings . . . persons to handle assigned Board-related matters effectively and

professionally . . . to cooperate with the building Manager on all items beneficial for the essential day-to-day needs . . . to act with decorum . . . to accept majority decisions without rancor or verbal outbursts . . . to listen to unit owners suggestions and criticisms and to answer questions honestly and politely . . . to devote time and talent for the benefit of all.

We can come mighty close to having such a Board **if** we exercise our voting rights, **if** we know more about each candidate's qualifications, **if** we rule out emotional judgement, **if** the candidate is a friend be sure he will be a friend on matters beneficial to the Summit and its unit owners.

Let us not be caught napping! Wake up to the important need for a good working Board governed by a knowledgeable leader. We need persons with good experience and a successful business or professional background. We suggest you read carefully what each candidate has to say about himself.

**It is now time to shut off the alarm and become aware of the need for productive action!**

\* \* \*

**BOARD MEETING HIGHLIGHTS**

(continued from page 1)

their displeasure and complaints especially the excessive cost to replace the AC hoses.

Lee Santibanez defended her performance as manager claiming in essence that she was following orders given to her by the Board, an assignment with a time element attached. Lee also read off a long list of maintenance projects neglected by previous Boards for many years. The amount of money to make these repairs was astronomical, between two and three million dollars! She also stated that at a previous meeting members of the Board were to meet with her to discuss her actions as manager, however none of the Board members contacted her despite numerous phone calls and written requests for the meeting.

A motion was made and passed for Harry

Dubrofsky, R.B. Axelrod and David Wallach to meet with Lee Santibanez and negotiate a deal for her to resign as manager of the Summit. This procedure was made upon the advice of our attorney to avoid costly litigation.

The motion was seconded, voted upon and passed 5 to 3. The meeting with Lee Santibanez was scheduled for the following morning, Tuesday, Dec. 6th.

**Board Nomination Meeting**

**Tuesday, December 6, 1994**

**by Bill Kaduson**

It's that time again! The yearly election to name five unit owners to the Board of Directors for two year terms. Their job: to administrate and wisely spend an estimated \$2 million dollar budget covering all operational costs for 1995.

Happy New Year everybody!

The deadline for applicants was the December 6th meeting of the Board. Nine unit owners want the five jobs. They are:

- HARRY COHEN (running for a 2nd term)
- HARRY COREN
- GEORGE McCLANCY
- DORIS NARON
- DEREK PARSONS
- ERNESTINE RABIN
- HELEN SCHWARTZ
- NAT STONE
- MILTON WEINER

Through spokespersons or in person all summarized their professional or business background and expressed a desire to help maintain a peak of condominium efficiency.

President Harry Dubrofsky asked if any unit owner present would like to be a candidate for the next Board. Silence prevailed, no hands shot up. Mr. Dubrofsky moved on to other matters.

In the wake of the departure of Lee Santibanez as manager, Mr. Dubrofsky said she would be given a severance package of approximately \$11,600.00, a sum equal to about 90 days pay.

He asked Board member David Wallach to form a "search" committee which would study all bills, costs, and receipts relative to the financial maintenance of the Summit. This committee would function the year round in an effort to get

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maximum mileage out of every dollar spent and make sure that the budget remains on line consistent with objectives.

As for the election, George McClancy, a 12 year resident and former Board member, offered his services to help administrate the voting process. "Gladly accepted," said Mr. Dubrofsky.

Mr. McClancy will need volunteers, so knock on his door.

An added speaker was long time resident Nat Arback, who has admirably supervised the election for a number of years, but now is uncertain of his time frame and has bowed out. But not without some acerbic comment.

Nat Arback's remarks were well received.

"The Board of Directors," he said, "Should program their activities to take in the prime time of the three or four months when our owners are here in full force. Disasters put aside, command decisions should not be made during the off season months. Our full time presence should be

noted so that we can participate in discussions with Board members before actions are taken, not when they are done when practically nobody is here."

A final note: The new Board will be seated immediately following the election. The members will elect a president, vice president, treasurer and secretary. Committee chairpersons will be designated to help manage the Summit's many responsibilities. The committees, however, welcome unit owners who are willing to give the Summit their time, energy and abilities. The bottom line: Lets make the Summit a great place to live.

**Be there! Vote January 11th, its in your interests.**

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(We are Unit Owners at the Summit)

**A LETTER TO THE EDITOR**

I would like to put at rest once and for all a nasty and untrue rumor. I AM NOT SUING THE CONDO! I am not a trouble maker, just an honest guy doing his best to see that the condo and unit owners are not ripped off by unscrupulous people.

My many years of experience in building construction, business and cost control, operating health care facilities, a multi-family apartment house project plus dealing with 300 employees would be an asset to a prudent and well balanced Board.

*Harold Cohen*

**PAUL MALKIN SAYS . . .**

**"THANK YOU ALL"**

The thoughtfulness of all friends and neighbors who called and sent their condolences has helped him through the sad period of the loss of his dear wife Muriel. Paul said, "There is a lot of warmth here at the Summit. People are there when you need them."

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## VIEW FROM THE TERRACE

by Bill Kaduson

The first thing we saw when we arrived in early November was the installation of traffic lights at the Jefferson street corner. This ended a long battle carried out by a number of Summiteers over a period of many years, but nobody seems to know why we were blessed so suddenly.

What we have now, of course, is a yellow blinker light which makes it mandatory for drivers to slow down as they approach the light. Hardly anyone does. A Hollywood police officer told us that more tickets for speeding will be given out as part of the drive to hold down vehicular accidents. Now, for traffic coming out of Jefferson Street, going west, a red blinker light exists. That means it's mandatory for drivers to stop, momentarily, before turning right to go north or proceed across the median strip and turn south. It's also possible, because the circuitry exists, for the yellow blinker light to be adjusted to green, but for now what you see is what we've gotten. Just drive carefully and within the 35 mph speed limit. The Hollywood police department has any number of unmarked cars and radar units.

\* \* \* \* \*

We're always open for amusing stories and incidents, and neighbor Charlie Kagan of Swampscott, Mass. comes up with this one.

An an ecumenical dinner a priest said to one of his companions, "Tell me Rabbi Joe, Is it true that you now eat ham?" The rabbi thought about this for a few moments and replied with a grin, "Well, Father Pat, if you catch me eating ham then I'll be present for your wedding night dinner."

\* \* \* \* \*

Over the summer we caught some lively shows at the Valley Forge Music Fair. Rodney Dangerfield hasn't lost any of his sharpness. He told his wife that he needed a \$10,000. home improvement loan. So she said, "Here's the money and move out!"

\* \* \* \* \*

Overheard at poolside: "My husband helps me with the dishes and laundry. And a few nights each week I mop the floor with him." Stay with

me, I want to feel alone.

\* \* \* \* \*

It's Joey Adams belief that the trouble with most banks is that the person who writes those "get our loan" ads is not the same person who lends the money.

\* \* \* \* \*

And three cheers for the Summit maintenance guys who waded through three terrible days of the Gordon storm to get the pool back in shape. The destructed east side canopy will be replaced as soon as possible.

\* \* \* \* \*

And three cheers for the Summit gals who pushed hard to spruce up the card rooms. Chairs and tables recovered, the area newly painted. It's almost painless to lose a few bucks!

\* \* \* \* \*

David Scott, our resident horticulturist is moving around quite a bit, much to the delight of many Summiteers. David has worked hard at rehabilitation and it shows. Keep it up, David!

\* \* \* \* \*

(REPEATED BY REQUEST)

### SOLILOQUY

... I must have dozed because I missed the hurried guest departing.

He left without a by your leave and with the fun just starting.

He certainly didn't linger long but then he was uncouth.

Oh, yes. He was my youth

\* \* \* \* \*

Psychiatrist: "Why can't you sleep at night?"

Patient: "I'm trying to solve the world's problems"

Psychiatrist: "Ever get them solved?"

Patient: "Almost every time."

Psychiatrist: "So why can't you sleep?"

Patient: "The ticker tape parade and music keeps me awake!"

**A LETTER TO THE EDITOR**

On the eve of the forthcoming election to the Board of Directors, it is well to remember the pitfalls of our retiring Board.

Most of the current problems, some serious, and some, to say the least, very costly to us was caused by the absence of many Board members who were away during the summer.

As a result, many important decisions were left in the hands of a few standby members; and fearful of making a wrong one, dropped the problem in the hands of Lee Santibanez, whose errors in judgement are well known to all of us.

It is well for a candidate to say as a Board member, he or she will always be available, via the phone, should they be away for any extended length of time. Well said, but communicating by phone is not like being present so that important matters can be discussed on a one to one basis. It is extremely possible that the member may not even be available to take the call.

For this reason, if for no other, I urge every condo owner to put personalities aside and carefully review and question the resumes of every candidate and question their their summer availability; and vote for those who, in addition to being qualified, are available at all times. You have it in your power to carry out this mandate.

*Leonard Michelson*

**RUMORS ARE TUMORS!**

We often wonder how rumors start. We know they grow very fast. Misinformation tends to do injustices to innocent people and helps destroy reputations. Recently a rumor spread that the cost of resealing the surface of the outdoor area surrounding both Towers and garage cost the Summit up to \$100,000.00.

**FACT:** According to Leon Singer who should know, the amount was exactly \$4200.00.

Always report rumors to the office and you will get the facts.

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**CONSERVE WATER!  
OUR BILLS ARE TOO HIGH.**

**A LETTER TO THE EDITOR**

Election to the Summit Board of Directors carries with it enormous responsibility and expenditure of much time and effort. This is not a frivolous position for personal aggrandizement. It is a committee to give to the job the best of one's talents.

Because the diversity of the needs of 567 unit owners, or even tenants, runs the gamut from A to Z, those seeking to be elected should understand fully what is required of them and whether they can meet the standards set forth for election. Fortunately, standards can be changed to meet evolving requirements.

Once the Board is elected and the offices and tasks assigned, attention should be put to the conduct of the meetings. Procedures should be defined to meet the specificity of the proposed agenda, prior to each meeting. In this way, long harangues, repetition, and personal rancor can be largely eliminated. A strong board president, familiar with parliamentary procedure, must keep a firm hand on the proceedings without demonstrating impatience or partiality, assuring one and all that every person having something to contribute will be heard in turn and will bring order and decorum to the meetings. Disagreements among board members should not be aired at general meetings. Differences must be resolved at the work sessions. Above all, board members must do a thorough job in researching and providing information for that which they are responsible.

It is to our collective interest to work cooperatively with our board. To do otherwise, encourages ill-feeling and costly mistakes.

*Evelyn Kraut, 501 so.*

The editors have a double responsibility. The first is to report events as they happen, then, as unit owners the privilege of expressing opinions on matters concerning all of us.

THE BOARD HAS NO INFLUENCE  
IN THE OBSERVER'S CONTENTS.

## LET'S TALK ABOUT THE SUMMIT THE SUMMIT IS HOME

With all the bitter animosity during the past month regarding the operation of running a resident facility condo, it is now time to analyze our feelings about living at the Summit.

**The pluses that abound here outweigh the minuses!**

Living at the Summit means that we are most fortunate having at our fingertips:

- 1.- Don't knock it. Don't you feel safe by having security people at our building entrances?
- 2.- Housekeeping. Aren't our lobbies, corridors and public areas reasonably clean and dust-proof?
- 3.- Convenience. We're at the beginning of the "Broadwalk" where many of our residents regularly walk all or part of the 3 mile track. We are also next door to our cultural neighbor, The South Beach Community Center and Reading Library.
- 4.- Sports. Extra curricular activities, Tennis, Shuffleboard, Horseshoes, Golf Putting Green, etc. Having these activities even if we don't use all of them.
- 5.- Two large well kept swimming pools surrounded by lounges, chairs and tropical foliage.
- 6.- Dedicated people on our Board of Directors; even if you don't agree with all their decisions.

Of course with 567 unit owners there are bound to be occasional disagreements of individual opinions. However, I have no intention to leave the Summit, this is my home!

When you have had a private home or apartment, YOU made all the decisions and probably made some mistakes in planning, painting, construction, etc; so do the Summit Board of Directors. After re-checking the "scale", I found the pluses outweighed the minuses by far. I am happy to live at the Summit because we like it here; it is our home!

*Milton Spiro*

## SAD, BUT TRUE

What Mother Nature giveth, Father Time Taketh.

## A LETTER TO THE EDITOR

I am seeking election to the Summit Board of Directors. I am also a seeker of justice. I vow to fight for the rights of all unit owners with the same intensity as I am fighting for my own personal rights as a unit owner.

A rumor has been spread about me that has been blown completely out of proportion as rumors usually do. Yes, I am suing the Board because not only was my apartment entered into without my permission to correct some faulty pipes, items were missing and holes in the walls were not restored to its original form. When I complained to the Board, I was jeered at and to add insult to injury, the Board refused to replace the missing items and make proper repairs. What would you do if you were in my place? I also lost my tenant due to the mess caused by the men working on the pipes housed inside the wall.

This suit would never have been started if the Board was only a bit more understanding and a bit less beligerant.

As I said before, if elected, I will fight for you as well as I fight for myself. There is lots of work ahead to reshape the Summit to its former status and I will do everything in my power to work with a Board dedicated to reach that goal.

*Harry Coren*

## IMPORTANT MESSAGE!

Just about the time Lee Santibanez, our recently deposed manager left, a rumor circulated that I was going to be the manager of the Summit. I WAS NEVER APPOINTED NOR DID I SEEK TO BE THE MANAGER! I do not know where or how this "interesting" rumor started. However I did say that I would do my best to help the Summit to the best of my ability should the Board ask me.

About the same time another rumor circulated . . . that several key employees would be fired. The fact is that only the Board has the power to fire key employees. Please disregard "poolside rumors", past experience has proved that 99% of rumors have proven to be false.

*Carl Schwartz*

# SOCIAL NEWS

**BACK AGAIN!**  
**CURRENT EVENTS**  
**EVERY MONDAY NIGHT**  
at 7:30  
THIRD FLOOR - SOUTH LOUNGE

**THE BIG EVENT!**  
**NEW YEARS EVE PARTY**

December 31st at 8:30pm  
Community Center, next door  
**SIT-DOWN DINNER,**  
**Hors D'ouvres, Music, Dancing**  
Members \$55.00 - Non-members \$65.00  
Neysa 923-5263 - Eleanor 920-2579  
Roz 925-7163

*Make Your  
Reservations  
Early!*

## NEW YEARS EVE PARTY!

SUMMIT YIDDISH CLUB . . . presents  
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Gail Blumenthal, 927-2780  
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Watch the Bulletin Boards  
For the First Meeting Date  
Of The  
Yiddish Club

\* \* \*

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PARTY

SAT DEC 31 - 8:30 PM  
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MEMBERS \$55

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THE SUMMIT SOCIAL CLUB

BLACK TIE OPTIONAL

### IT'S OFFICIAL!

The "Summit Hadassah" has been granted a charter by the "Hadassah National Women's Zionist Organization"

Hadassah is dedicated to Healing and Teaching. We will meet the 3rd Thursday of every month in the South Tower Lounge at 2 pm. All Summit residents are invited to attend.

Our co-presidents are: Gilda Fisher, 926-5948 and Gail Blumenthal, 927-2780.

Please watch the Bulletin Boards for announcements of our exciting and worthwhile activities, or call Gilda or Gail.

**LAST CHANCE!**

Time is short  
Space is limited

**NEW YEARS EVE**

**Right Next Door  
Arrive Alive - Don't Drive**

### THE SUMMIT OBSERVER

1201 South Ocean Drive  
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