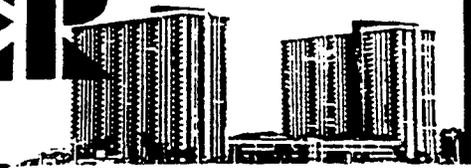




OBSERVER

For and about the residents of the Summit

Vol. 12, No. 6



PROFESSIONAL MANAGEMENT FOR THE SUMMIT?

HIGHLIGHTS OF BOARD OF DIRECTORS MEETING DECEMBER 28, 1994

This meeting was conducted by Board member Jay Burke. The agenda of this meeting was two-fold, (1) to discuss the Budget for 1995 and (2) hear a proposal by representatives of Continental Management Company.

Mr. Howard Fink, our accountant, was present to explain the new laws of the State of Florida pertaining to Reserves as part of the budget package, as required by the Condominium Act. In essence, any item such as a new roof, waterproofing the buildings, repaving the walkways, etc., etc. costing more than \$10,000.00 to replace or repair must be included in the Reserves. Mr. Fink said that the unit owners have 3 options; full Reserve, partial Reserve or no Reserve. It is for the unit owners to decide. However, 51% of the unit owners must vote which option the majority prefers. If 51% of the unit owners do not vote, a full Reserve becomes mandatory.

Our new Budget was prepared by a professional company who specialize in this type of work. According to Ef Milestone, the original estimate of \$850,000.00 annual Reserve was reduced to approximately \$519,000.00. The cost of the Reserve will be about 20% above last year's Reserves.

David Wallach stated that over 40 items costing over \$10,000.00 each were included in the Budget.

That's the bad news, the good news is the value of our units will increase indirectly because potential buyers are very much interested about money

(continued on page 2)

by Bill Kaduson

It's Coming!

We must now accept the fact that the Summit cannot be successfully managed by an in-house executive. 1995 will be a decisive year here.

The Summit does not have the know-how how to do the job. And we don't have the manpower.

In the past number of years The Summit had endured the shortcomings of four in-house managers at a cost of thousands of dollars in salaries, ancillary expenses and time and effort. And aggravation. Nothing has worked.

It goes without saying that many snowbirds who live at The Summit have told their friends of "our troubles". It's bad public relations. We have devaluated ourselves. Any number of men and women unit owners who have become successful have shied away from participating in Summit management activities because of an insinuated atmosphere that goes with the responsibility.

Go find water in the desert. "Who needs heart-aches at my age?" a veteran Summiteer said. "Get outside help."

Against this background, five Board of Directors, sitting at an open meeting in mid December and attended by approximately 75 unit owners, recommended that a professional management company operate the nuts and bolts day to day functions of The Summit. Command decisions would be subject to review by our Board of Directors and in no way would the Board dilute its responsibilities. The management company would ensure that our budgets are maintained within range and that our towers are kept in excellent shape before break-

(continued on page 3)

**SUMMIT TOWERS
CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS

MILTON WEINER..... President
 NAT STONE..... Vice President
 ERNESTINE RABIN..... Secretary
 DEREK PARSONS..... Treasurer
 R.B. (Arbie) Axelrod Harold Cohen
 Mike Arcidiacono

EDITORIAL STAFF

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

EDITOR'S MESSAGE

IMPOSSIBLE!! - It is absolutely impossible to please every resident of The Summit with every item printed in the "Observer" (for that matter, in any publication). In fact, not everyone agrees what is printed in the Bible! It is normal for readers not to agree with every printed word they read. If you would take a moment and read the masthead of the "Observer" you will find a line reading *"For and About the Residents of the Summit"*. This is your paper. If you do not agree with the writer of an article simply write a "Letter to the Editor" and we will gladly print your rebuttal provided you include your name and phone number on your article. Another requirement: no profanity please, such as having your doubts that the author of the article you disagree with is the product of an unmarried couple.

Incidentally, there were articles printed in former "Observers" that we did not agree with, but every unit owner has a right to voice his or her opinion. We will not print unsigned or articles where profanity and unwarranted criticism is rampant. After all, this is a family publication. We are not censors, if an article submitted is not considered in our opinion as being "newsworthy" we will not bore our readers by printing that article merely for the sake of taking up space or to please the ego of the writer.

There is an old story about the president of a congregation who visited the rabbi lying ill in a hospital. He said to the rabbi, "Rabbi, I have good news for you, 65% of the congregation wish you a speedy recovery". I am happy to report that at least 65% (probable much more) of The Summit residents are pleased with the "Observer". Lots of time and work by contributors and our staff is devoted before an issue of the "Observer" reaches you. If you have a gripe, don't talk about it, write your rebuttal and share your views with all Summiteers.

The more "Letters to the Editor," the more interesting will be the "Observer."

Irving L. Rosenkranz

BOARD MEETING HIGHLIGHTS

(continued from page 1)

in the Reserve account when purchasing a condominium apartment.

* * * * *

Part 2 of the meeting was an elaborate and lengthy proposal delivered by four representatives of the Continental Management Company, who, in part predicted a \$12,000.00 savings if they were awarded the management contract.

After the proposal was submitted, Mr. Wallach made a motion to accept Continental's bid to manage The Summit for a period of six months at no charge. The 1995 Board will discuss this important matter at their next meeting.

**OUR NEW - 1995
BOARD OF DIRECTORS**

MILTON WEINER..... President
 NAT STONE..... Vice President
 ERNESTINE RABIN..... Secretary
 DEREK PARSONS..... Treasurer
 Mike Arcidiacono Harold Cohen
 R.B. (Arbie) Axelrod

Two vacancies, resulting from the resignation of David Wallach and Jaye Burke, will be filled by the Board for one year terms shortly for a total of 9 members.

**HIGHLIGHTS OF JAN. 11th ELECTION
MEETING ON PAGE 4**

PROFESSIONAL MANAGEMENT

(continued from page 1)

downs occur. All in all, however, the management company is the top gun.

Unit owners and the Board were given broad details by Continental Management regarding their way of doing business. Thus, the full nine man Board will take up Continental's proposal following the January 11th election.

Included in Continental's outline were budgets, maintenance, personnel, accounting and activities dealing with goods and services in general. The company represents a number of important condos in this area and its credentials are impressive. It operates at a profit, of course, and seeks to apply the principles of good business to the management of The Summit. So at this moment there's little doubt but that we are heading in the direction of professional management.

It will take a reasonable length of time for a contract to be worked out; in the words of Confucious, a long journey begins with the first step.

Unquestionably there are Summit unit owners who do not want management "off the premises."

How do you express your feelings? Simply let your mind decide by talking with Board members, setting up appointments in the office and getting away from the shouting and yelling that goes on in Town Hall sessions. In the final analysis the Board of Directors will make the decision to hire a management company. Unit owners do not vote on this issue. The Board will carefully study all bids from management companies for the best deal available. As time goes by the Board will report to unit owners, in accordance with the Sunshine Law. No secrets.

A major point in a management relationship is an "escape" clause. In essence, should a company be dissatisfied with The Summit it will give us a notice of termination and arrange a mutually agreeable time for departure. And vice versa. The Summit may not like the company either. We walk. Hopefully, it will not come to that. Our ultimate goal is to build a trusting relationship with our corporate managers.

Ten years ago nobody thought that The Summit would be placed in the hands of a management

company. Well, we do now because it is important that we protect our investment here. We need stability, we need better public relations as a result. We will be talked about favorably.

For many Summiteers, this is the last place to spend their remaining years. Let them be happy ones, in a thriving and unified community that's free of scandalous rumors, internal strife and allegations of theft, bribery and other accusations that are made recklessly and without proof or definite knowledge thereof.

ANOTHER YEAR (1995) ANOTHER BOARD

By Stu Bart

Five names have been picked from among the nine candidates who placed themselves in contention for the five open seats on the Board. The voters (unit owners) have shown their preferences with hope that their choices will bring about a new spirit, a new confidence and the ability to present, decide and execute plans and programs for the benefit of all unit owners. It is a known fact that a good, balanced Board always works toward a common objective . . . SUCCESS!

An intelligent and practical plan should be the first step on the agenda for progressive movement. Our Two Million dollar budget spent wisely and well can help restore faith and eliminate past frictions. The price of power is responsibility for the good of all!

George Bernard Shaw once wrote, "The worst cliques are those which consists of one man." The Board should be aware that it's the persons behind who make the person who will lead. We the observers have confidence you have picked a President most qualified to lead, direct assist and inspire successful execution.

On behalf of the Observer staff as well as all our readers, we extend our congratulations to our new Board and our assurances that we will assist in any way possible for the good of everyone. Now is a good time to leave the cellar of confusion and reach up to the SUMMIT of content.

AS WE GO TO PRESS JAN. 12, 1995

The newly elected Board (Jan. 11th) has inherited these major issues to be acted on as soon as possible.

1. Selection of an "Outside" Management Company.
2. Decision on an estimated \$2,500,000.00 budget for 1995.
3. A contract for Security services.
4. A Reserve Fund. The Board will advise unit owners of the "best way" to go. Decision will be up to the unit owners.

Bill Kaduson

**PLEASE PATRONIZE OUR
COFFEE SHOP**

CONGRATULATIONS!

We wish to extend our heartiest wishes to Gloria and Stuart Bart upon their marriage on December 22, 1994. They were joined in Holy matrimony under a canopy in Stuart Bart's apartment in the presence of their immediate close friends and relatives. Rabbi Bernhard Presler officiated. A bountiful buffet lunch was prepared for their guests immediately following the ceremony. The happy couple will reside at The Summit.

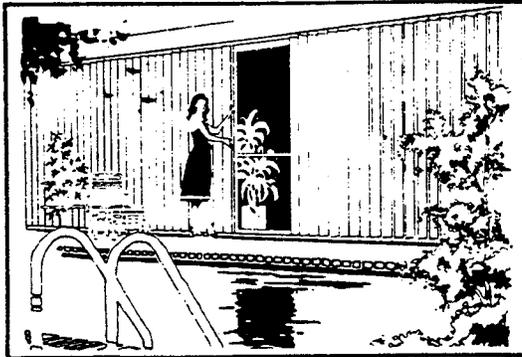
DID YOU KNOW . . .

Fiber is an important part of a healthy diet. Breads and cereals with the highest fiber content have grains listed first on the ingredient label. To help boost your fiber intake, eat whole fruits and vegetables, including the edible peel.

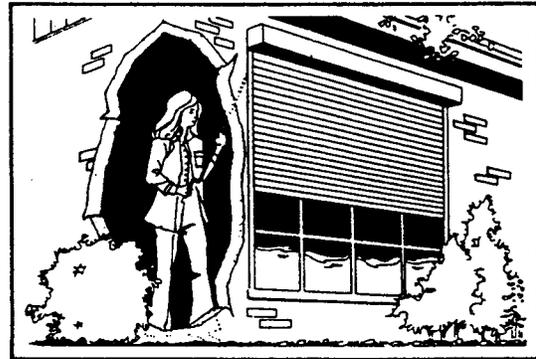
Florida Dept. of Agriculture

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

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ON T.V.**

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HAPPY HELPERS

Catering To Your Personal Needs

**FULL DETAIL CAR WASHING
AND WAXING**

GERALD AND BETH DAVIS
269-6000

(We are Unit Owners at the Summit)

GOSSIP IS MY NAME, TROUBLE IS MY GAME.

My name is Gossip. I have no respect for justice. I maim without killing. I break hearts and ruin lives. I am cunning and malicious and gather strength with age. The more I am quoted the more I am believed.

My victims are helpless. They cannot protect themselves against me because I have no name and no face. To track me down is impossible. The harder you try, the more elusive I become.

I am nobody's friend. Once I tarnish a reputation, it is never the same. I topple governments and wreck marriages. I ruin careers and cause sleepless nights, heartache and indigestion. I make innocent people cry in their pillows.

Even my name hisses. I am called Gossip. I make headlines and headaches.

FLORIDA STATE LAW:

**NO SMOKING
IN PUBLIC AREAS**

A REAL ESTATE OFFICE YOU CAN TRUST

BUYING OR SELLING

TED ARONSKY

Jalmark East Realty Inc.

Invites you to stop in and discuss
your needs and price range.

A good Roster of
RENTALS



925-6500

3rd FLOOR / SOUTH BLDG



A large Choice of
CONDOS

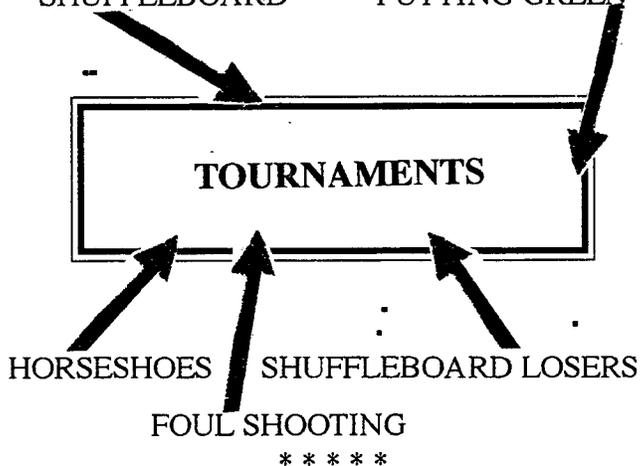


925/6500

SPORTS EXTRA!

THE SUMMIT TOURNAMENT OF CHAMPIONS!

SHUFFLEBOARD PUTTING GREEN



FIVE NEW TOURNAMENT GAMES

What's your favorite participation sport? Shuffleboard? . . . Golf? . . . Horseshoes? . . . Basketball? . . . The Summit has them all! Not only do we have them, they are all part of Tournament play.

Our Tournament Directors :

Milton Spiro, Sports Director, will supervise the Shuffleboard.

Len Michelson - Golf Putting.

Herb Barker - Horseshoes.

Peter Herman - Umpire-Referee for Shuffleboard. (We are seeking a resident to conduct the Basketball Foul Shooting Contest).

Another new innovation - If you lose the first round of Shuffleboard, we will conduct a Loser's Tournament. We will keep all you sports enthusiasts occupied.

There will be a putting green tournament for golfers and a foul shooting contest for all you frustrated Michael Jacksons (ladies invited).

If you never played shuffleboard, Milton will explain the rules and in five minutes you will be on a par with the "pros". It's easy, just give your name and phone number to Milton at the pool deck or call 920-1621 for further details. Phone "Len" Michelson, 922-2664, to enter the golf tournament.

We will arrange to match opponents for all events. Play is at your convenience. Prizes will be awarded to all winners.

You can enter more than one activity if you are so inclined, the more the merrier!

So, come on all you Summiteers, Join the "Tournament of Champions" and have lots of fun! (You will also benefit from the exercise).

Milton Spiro

DELINQUENT ADULTS

We read in the papers and hear on the air of killing and stealing - crime everywhere.

We sigh and say, as we notice this trend

This young generation, where will it end?

But can we be sure it is their fault alone?

That maybe a part of it isn't our own?

Are we less guilty who places in their way

Too many things that lead them astray?

Too many books not fit to be read?

Too much evil in what they hear said?

Too many children encouraged to roam -

Too many parents that won't stay home?

Kids don't make movies. They don't write books

That paint gay pictures of gangsters and crooks.

They don't make the liquor. They don't run bars.

They don't make laws, and they don't buy cars.

They don't peddle the drugs that addle the brain -

That's all done by older folks greedy for gain.

Delinquent teenagers, oh how we condemn

The sins of a nation, and blame it on them.

For in so many cases, it's sad but true,

The title "Delinquent" fits older folks too!

Author Unknown

CONDOLENCES . . .

We extend out heartfelt condolences to Ted Aronsky upon the untimely death of his brother Paul. May tragedy and sorrow be a stranger to Ted and his family for many, many years.

VIEW FROM THE TERRACE

by **Bill Kaduson**

Just to keep Summiteers abreast of traffic developments. Things ain't what they seem to be.

Like this: We're supposed to make a right hand turn leaving the Summit, rather than block the median strip, to head south. Okay so far. If we block the median it's a sure ticket, so we were advised months ago. Also advised: go to the Jefferson blinker and make a U-turn to go south. Okay so far? No!

There's a No U-turn sign practically under your very nose on the Jefferson Street median curb and you'll get a ticket if you are caught. Proceed about 55 yards north and make your U-turn there. We called the Hollywood Police Dept.'s traffic division. They're looking into it. The signs, however, are posted by the county. Stay tuned.

Our Men of the Year. We nominate Mr. Johnson, first name Godfrey, our maintenance chief who wears a daily smile, is efficient and courteous. And then there's Gary Garcia, our pool manager. He's cheerful, eager to please, and keeps our community areas spic and span and poolside furniture in great shape.

As a rule Summiteer Sam Weinberger, a confirmed poker player, generally has opinions about lots of things during a game. But at the last session of poker Sam checked blind with four diamonds to a royal flush showing. No betting, right? Right. Cards are turned up. Sam's last card a down card, was a 10 of diamonds. He had a royal flush; an 850,000 to 1 shot. Sam is still stunned. And the pot was peanuts!

Recreation maven Milton Spiro is a first time billiard player and was being helped by a pair of Summiteers who, obviously, had spent a good part of their youth in poolrooms. In his second appearance, despite a wavering and unsteady stroke, Milt swept the table in a game of nine ball. This is the equivalent to a hole in one and now Milt's teen age life is regarded with some suspicion.

ADVISORY: The trouble with some of those Discovery nighttime cruises is that most times there's only one gangplank available for leaving the ship. The Jam up below decks is incredible and dangerous.

YIDDISH CLUB OFF TO A FLYING START!

More than 50 members of the Yiddish Club held their first meeting of the winter season in december, a get-together that was highlighted by a 22 minute skit in Yiddish, performed with an unusual amount of enthusiasm.

Club members Gail Blumenthal, Ted Flax and Evelyn Kraut, who also served as producer and director, gave the reading their best shot, holding forth in yiddish the story of how the misinterpretation of a debate by an ignorant butcher outwits a Spanish king and saves the Jews.

As usual, hospitality prevailed with a serving of tea, coffee and various pastries of the season.

Watch the bulletin boards for the next Yiddish Club meeting. A special presentation will be the highlight of the meeting.

George Spelvin

MANY MORE, CHARLIE AND EDNA

Christmas is many things to many people but to Charlie and Edna Schwartzman Christmas marked their 57th year of marriage. Many more folks!

CONDOLENCES . . .

Leonard Cohen, a long time Summiteer, passed away late last year. We extend our condolences to his wife Lillian, their children and other members of Len's family.

THE TERRIBLE 2's

A vacation consists of 2 weeks which are 2 short after which you are 2 tired 2 return and 2 broke not 2.

The Schwartzmans

THANK YOU . . .

Anne and I wish to thank all our friends and neighbors at the Summit who were so concerned about Anne's health. We received many, many cards and phone calls which really gave Anne a boost. We are looking forward to see everyone real soon.

Again, thanks and we hope that a Healthy New Year will be in store for everyone.

Anne and Paul Finkelstein

(This article is being repeated to remind all Summit residents to beware of too much time spent in the sun)

HEALTH MATTERS

by Bill Kaduson

Just as snowbirds are about to become sunbirds, scientists at the United Nations warn of a perilous situation for the 90's; pollutants given off by chemical manufacturers are eating away more of the earth's protective ozone shield, our guard against the sun's ultraviolet rays.

Forecast: A rise in skin cancers, much more than originally anticipated. (The radiation will also affect agricultural crops).

Skin cancer lurks around the corner wherever you bask in the sun, or putting in another way, deep dark tans are no longer in vogue.

Here's a scorecard for danger signs in pigmented lesions of the skin:

- A. Asymmetry. One half unlike the other half.
- B. Border irregular. Scalloped or poorly circumscribed border.
- C. Color varied from one area to another, shades of brown, black; sometimes white, red or blue.
- D. Diameter larger than that of a pencil eraser.

Prime areas for lesions or moles are face, hands, neck and bald spots, but moles can develop on any other parts of the skin's surface. The important thing to do is see a dermatologist as soon as you can. The American Academy of Dermatology says, "Prompt surgical excision of malignant melanoma offers an excellent chance of cure."

Most forms about skin cancer, according to dermatologists we've spoken to, are preventable, but care begins with sunscreens that have an SPF number of 15 or higher. SPF stands for Sun Protection Factor. Use liberally.

Question: "How does the sun burn?"

Ultraviolet rays from the sun penetrate your skin. At first, exposure to sunlight causes a dilation or widening of small blood vessels. This leads to an increase in the volume of blood flowing to your skin which accounts for its initial red glow. The amount of sun exposure

you can tolerate before your skin turns red depends on several factors.

Your natural skin type, determined by the amount of skin pigment is the major determining factor. As the ultraviolet radiation penetrates the surface of your skin, cells several layers down increase pigment production. The pigment then migrates to and darkens the uppermost layers of your skin.

Result: Tan appears two or three days and lasts several weeks or months, depending on how often you continue to be exposed to the sun.

Use a screen even on cloudy or hazy days, burning rays can penetrate cloud cover. And apply screens 45 minutes before going outside, thus allowing protective chemicals to absorb into your skin.

We don't mean to rain on anybody's parade but by being cautious, you can head off a mountain of trouble.

All Sources

SUMMIT HADASSAH NEWS

On Sunday, Jan. 8, 1995 our chapter hosted a delicious "Brunch and Entertainment" dedicated to "Youth Aliyah." We are happy to report that many of our members, friends and neighbors were present to support this worthwhile endeavor.

At our next meeting on Jan. 19, 1995, we are proud to announce the "Signing of Our Charter" granted to us by Hadassah National. All our original chapter members will place their signatures on this most significant "Document" which will be preserved for posterity. Anyone interested may attend and join with us in this impressive ceremony.

For further information, call Gail Blumenthal, President of Summit Hadassah, 927-2780.

CONGRATULATIONS . . .

We extend our heartiest congratulations to George and Viola McClancy upon the occasion of the marriage of their son Kevin to Andrea MacKenzie on January 6th, 1995. Kevin and Andrea work for New York State Public Defenders Office. The happy couple spent their honeymoon at Cayman Islands.

SOCIAL NEWS

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

BINGO!
EVERY THURSDAY NIGHT
AT 7:30
With Charlie Schwartzman
and Al Finkelstein
THIRD FLOOR - NORTH LOUNGE
Come One! - Come All! - Enjoy

DELICIOUS FOOD
LIVE MUSIC
DANCING

VALENTINE PARTY

Sat., Feb. 11 at 8 pm.

THIRD FLOOR LOUNGE - NORTH TOWER

\$15.00 - members
\$18.00 - guests
AL - 923-5820
(limited space)

SUMMIT YIDDISH CLUB . . . presents
YIDDLE WITH
A FIDDLE
At the Parker Playhouse
Wednesday, January 25, 1995
(an English Musical with a Yiddish Tom)
Reg. \$28.00 - **\$26.00**
Gail 927 - 2780 - Evelyn 921-4414
(Seats limited)

BAGELS & LOX
Featuring
BRUCE ADLER & MAL Z. LAWRENCE
Parker Playhouse
March 22, 1995 at 8pm
(Tickets limited)

Members **\$27.00** - Guests **\$29.00**
Al Adelson - 923-5820

JOIN THE SOCIAL CLUB AND JOIN THE FUN!

CHECK THE BULLETIN BOARDS
FOR
HADASSAH MEETINGS
WHICH MEET AT THE
SOUTH TOWER SOCIAL HALL

WATCH THE BULLETIN BOARDS FOR
MEETING NOTICES OF THE
YIDDISH CLUB
IN THE SOUTH TOWER LOUNGE

ALWAYS SOMETHING INTERESTING
AND ENTERTAINING.



New Years Eve

IT WAS ONE OF THOSE NIGHTS WHEN EVERYTHING TURNED OUT RIGHT. GUESTS STOPPED TO PICK UP THEIR SEATING CARDS WHICH WERE TIED TO A SPLIT OF CHAMPAGNE AS A PARTY FAVOR. THEY ENTERED THROUGH A LIGHTED BALLOON ARCH FLANKED BY ROWS OF GREEN PLANTS. THE TABLES WERE FESTOONED WITH MORE BALLOONS IN THE SAME CARNIVAL COLORS AND A LARGER ARCH FRAMED THE MUSICIANS ON STAGE.

FROM THE FIRST HORS D'OEUVRE TO THE KEY LIME PIE PARADE - FROM THE LINE DANCING THROUGH FIDDLER ON THE ROOF TO THE CONGA LINE- GOOD FOOD, GOOD SERVICE, GOOD MUSIC AND A MOST CONGENIAL CROWD MADE THIS EVENING A SPECIAL EVENT.

WE'RE SORRY IF YOU MISSED IT - EVEN THE HELP HAD FUN!

ROSALIND KATZ
SECRETARY, SUMMIT SOCIAL CLUB

THE SUMMIT OBSERVER

1201 South Ocean Drive
Hollywood Beach, Fl 33019

FIRST CLASS MAIL