




For and about the residents of the Summit

Vol. 17, No. 1



GOOD NIGHT IRENE! YOU WERE A NIGHTMARE!!!

By Stu Bart

You took a woman's privilege and changed your mind and your course much to the embarrassment and chagrin of the prophets of hurricane tracking. Instead of a few raindrops dropping on our heads you dumped a skyful of water on poor unsuspecting Summit. This was not supposed to be a Surprise Party but you fooled everyone and made it tough for the residents, the Board, the Manager, office Staff and everyone in Maintenance. You cut off telephone communication, lights, electric and our favorite TV programs. How come? You were not supposed to be a hurricane!

Listen Irene, you are no ANDREW! But you were a big pain in the ass. The weather men who looked in your eye were taken in by your wet kiss and fell for your unpredictable actions. Go on your way and never darken our skies again!

with only the minor mishaps and troubles. The cleanup costs should be modest.

To make you feel better about the surmountable problems I am informed that there will be no increase in maintenance for the year 2000. There, that's manna from heaven (not rain). For those unit owners living on the east and south ends of the building who experienced water seepage and in some cases heavy flooding, have heart, they are finally beginning to waterproof and caulk the exteriors to avoid repetition. I have been one of the unfortunate victims with a rug full of Irene's liquid. I commend the maintenance crew for their great efforts to vacuum out and dry the place. We were sad to see the problem but glad at the wonderful efforts and results. We have a lot of great guys working here...people with a heart. Joe, we're happy to have you as skipper. You know your job...and you do it!

Water, Water Everywhere! *The Summit was swimming in it!*

By Stu Bart

The Summit on clear sunny days is flanked by two great bodies of water...the Atlantic and the Intra-coastal...but recently we had an unexpected visitor, Irene, who who dropped a celestial super-shower that almost put us under water. It was totally unexpected and came at a time when the building was on short staff and without the Property Manager and office personnel. The SOS was out (Save Our Summit). In a short time, considering the wet conditions and hurricane winds, everyone was there to pitch in and do their job. We had leadership and a fine group of willing workers ready for any emergency.

There was little they could do about the two toppled trees, the damaged fencing and screening around the tennis courts, the cafe canopies and a few small, easily correctible items. The garage was a mini lake but controllable. We were very lucky

IMPORTANT!

TO VOTE FOR PARTIAL RESERVES

If you fail to vote for Partial reserves
Florida Statutes requires the Reserves
Must be fully funded!

**The consequences are a substantial
increase in your quarterly maintenance.**

* * * *

Fill out the green sheet which was
recently mailed to you and bring to the
condo office no later than
November 24th.

If you misplaced the green sheet, come to
the office for a replacement.

**SUMMIT TOWERS
CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS

PAUL FINKELSTEIN President
 AL FINKELSTEIN Vice President
 GEORGE McCLANCY Secretary
 SAM FOX Treasurer
 Al Adelson Irving Finkel Richard Glasser
 Roz Katz Harriet Scott

EDITORIAL STAFF

IRVING L. ROSENKRANZ Editor
 STU BART Associate Editor
 ISRAEL SHRAGIE Assistant Editor
 MILTON SPIRO Intellectual Editor
 GENE TROOP Photographer

PRESIDENT'S MESSAGE

by Paul Finkelstein

First let me welcome our snowbirds back to the Summit. Although every summer we seem to undergo many new projects, this year everything seemed to fall into place. Life is not always good times or bad, or happiness and sorrow. We have all had the experience of feeling under the weather from time to time, as well as nit-picking when we have nothing else to do. As we age thank God, feeling aches and pains can be part of living and growing older for many people. Let us look at the good things that have occurred at the Summit.

Let me relate to you, the improvements that have taken place:

1. Garbage compactors were updated with new panels on each floor, resulting in a more efficient operation.
2. Budget 2000 is on time with no increase in maintenance.
3. Publix Market construction was halted by our being in touch with the mayor, commissioners & city planning chairman.
4. New garage entrance & exit gates
5. Painting, waterproofing & caulking of east side of both buildings
6. New landscaping on the pool deck has been updated
7. Twenty pool deck "market" umbrellas being purchased

8. Traffic light being installed in front of our entrance
 It was rough going but we accomplished what we tried to achieve for many years..

9. No new lawsuits are pending.

10. I am in the midst of forming a Network Communications between presidents and managers of condos on the A 1 A strip. It will bring exchanges of experiences with contractors, vendors, etc. so as to get a playback on their honesty, integrity and quality of work. I am hoping that every condo will benefit from these discussions.

As we come down to the year's end, let us resolve that we will look at the good things in our presence. We need team players that can make the Summit the home we want it to be.

HURRICANE IRENE - POST MORTEM

By Joe Matukonis, property manager.

Hurricane Irene while not totally unexpected, fooled the forecasters and instead of getting the fringes, actually hit with greater force than we expected. Worst of all, it came from due east to west with very high winds and wind driven rain. Damages to the Summit included the north section of fences and screening on both tennis courts; the two awnings on the restaurant; several trees; two sections of the perimeter fence and one pole light on the north tennis court. Fortunately, the Board had the foresight to insure the tennis courts and restaurant because the damages are covered with a nominal deductible. Those units in the 01 & 02 lines suffered the worst flooding. Generally, the flooding occurred around the windows on the east wall and to the surprise of many of our residents, was not covered by the buildings master policy. Moreover, the condo documents make it the owners responsibility to maintain the windows and further, holds the association not responsible for any latent condition in the property or for damage caused by the elements or other owners or persons. In discussing the damages with our insurance carrier, coverage could only be available if the flooding was a result of storm damage to the building, i.e. broken windows, damage to the roof or walls that might have collapsed. Our employees spent many hours assisting unit owners with flooding clean up. Even working continuously through the night. In August we had contracted to

(continued on next page)

waterproof and paint the east side of both towers with a start date in September. Unfortunately, due to rain delays and other contractors projects, it was rescheduled to start the first week of October. The work was in progress when Irene arrived. The contract calls for them to pressure clean, seal, caulk the windows metal to stucco, metal to glass, metal to metal and finally paint the walls with an elastomeric paint. We are fortunate that the worst is over until next year.

FROM THE EDITOR'S DESK

The magic of television is boundless. About a week prior to our annual return to the good ole Summit from New Hampshire where we spend our summers, we were startled to see on the news channel scenes of unpredictable hurricane "Irene" taken in water soaked Hollywood. We were glued to our seats anxiously hoping the mini hurricane which spewed a waterfall from the sky would quickly leave the mainland and travel harmlessly out to sea. This did not happen. Naturally, we were deeply concerned about the Summit residents who were asked to evacuate the buildings and seek shelter elsewhere. But alas, those who drove many miles west to avoid the fury of "Irene" were unable to find accommodations anywhere, every hotel and motel was filled to capacity.

We arrived at the Summit several days after the storm. Happy to report that due to the vigilance of our president Paul Finkelstein and our property manager Joe Matukonis who rounded up our loyal employees, the damage to public areas were minimal considering the magnitude of the storm. At least 30 apartments suffered water damage.

It is most gratifying and comforting to know that the Summit is always in "good hands" rain or shine. Our employees plus Kent Security guards answered the call to duty in this emergency without hesitation despite the fact that the height of the storm occurred on a Saturday, a day off for most employees.

After the storm abated, the Summit staff rolled up their sleeves and in an amazingly short time cleaned up the mess and restored our buildings almost to normalcy. Thanks to the Board of Directors and our manager Joe Matukonis who supervises our employees, we are blessed with a staff of hard working people who take pride to maintain the appearance of the Summit.

So we doff our hats to the Board, Manager and employees for a job well done battling hurricane "Irene" (a pox on her) and a "hearty thanks" to all for good measure.

Irv Rosenkranz

**HIGHLIGHTS OF
BOARD OF DIRECTORS MEETING
Wednesday, October 20, 1999**

Questions & Answers: Due to many problems created by Hurricane Irene, the Question and Answer portion of the meeting was spent discussing how to prevent future hurricane disasters to the Summit public areas and water seepage in unit owners apartments. Manager Joe Matukonis stated that a hired engineer's opinion reported that most of the water seeped into affected apartments thru open spaces in window frames. He also stated that work is in progress to locate hair cracks in the outer walls of both buildings, chip them out, fill them in and paint the walls with a waterproof paint which should help the situation but the major problem might be the window frames.

* * * *

Treasurer's Report: Happy to report we are "Financially Healthy" and wound up the year with a surplus.

President's Report: "...we are not in the red and will not have an increase in maintenance charges. This was accomplished by good team effort throughout the year ... I will instruct the office to mail the proposed budget to our unit owners for their review".

Painting and waterproofing on the East side of both buildings has begun, hopefully the job will be finished shortly.

Property Manager Joe Matukonis' contract is up for review. The Board will renew his contract for one year with several minor changes.

Our maintenance and housekeeping employees have been very efficient and will receive an increase in hourly wages commencing Nov. 2, 1999.

The long awaited traffic light in front of our garage entrance is finally being installed. The "Publix Market" issue can be put to rest. Publix advised the city they have no intention to build a facility at the location next door.

REMINDER! Four Board members up for election for a two year term can make a real difference at the Summit. Enter your name at the condo office as soon as possible.

Manager's Report: Joe Matukonis reported several important facts that most unit owners are not aware. According to the Summit documents the Association is not liable for damages incurred within the walls of all apartments. He encouraged everyone to review their insurance policies. He also suggested that all water soaked carpets be thoroughly dried to prevent mildew and rotting.

Umbrellas A motion to purchase 20 new umbrellas was passed by the Board for the sum of \$5,000.

waterproof and paint the east side of both towers with a start date in September. Unfortunately, due to rain delays and other contractors projects, it was rescheduled to start the first week of October. The work was in progress when Irene arrived. The contract calls for them to pressure clean, seal, caulk the windows metal to stucco, metal to glass, metal to metal and finally paint the walls with an elastomeric paint. We are fortunate that the worst is over until next year.

FROM THE EDITOR'S DESK

The magic of television is boundless. About a week prior to our annual return to the good ole Summit from New Hampshire where we spend our summers, we were startled to see on the news channel scenes of unpredictable hurricane "Irene" taken in water soaked Hollywood. We were glued to our seats anxiously hoping the mini hurricane which spewed a waterfall from the sky would quickly leave the mainland and travel harmlessly out to sea. This did not happen. Naturally, we were deeply concerned about the Summit residents who were asked to evacuate the buildings and seek shelter elsewhere. But alas, those who drove many miles west to avoid the fury of "Irene" were unable to find accommodations anywhere, every hotel and motel was filled to capacity.

We arrived at the Summit several days after the storm. Happy to report that due to the vigilance of our president Paul Finkelstein and our property manager Joe Matukonis who rounded up our loyal employees, the damage to public areas were minimal considering the magnitude of the storm. At least 30 apartments suffered water damage.

It is most gratifying and comforting to know that the Summit is always in "good hands" rain or shine. Our employees plus Kent Security guards answered the call to duty in this emergency without hesitation despite the fact that the height of the storm occurred on a Saturday, a day off for most employees.

After the storm abated, the Summit staff rolled up their sleeves and in an amazingly short time cleaned up the mess and restored our buildings almost to normalcy. Thanks to the Board of Directors and our manager Joe Matukonis who supervises our employees, we are blessed with a staff of hard working people who take pride to maintain the appearance of the Summit.

So we doff our hats to the Board, Manager and employees for a job well done battling hurricane "Irene" (a pox on her) and a "hearty thanks" to all for good measure.

Irv Rosenkranz

**HIGHLIGHTS OF
BOARD OF DIRECTORS MEETING
Wednesday, October 20, 1999**

Questions & Answers: Due to many problems created by Hurricane Irene, the Question and Answer portion of the meeting was spent discussing how to prevent future hurricane disasters to the Summit public areas and water seepage in unit owners apartments. Manager Joe Matukonis stated that a hired engineer's opinion reported that most of the water seeped into affected apartments thru open spaces in window frames. He also stated that work is in progress to locate hair cracks in the outer walls of both buildings, chip them out, fill them in and paint the walls with a waterproof paint which should help the situation but the major problem might be the window frames.

* * * *

Treasurer's Report: Happy to report we are "Financially Healthy" and wound up the year with a surplus.

President's Report: "...we are not in the red and will not have an increase in maintenance charges. This was accomplished by good team effort throughout the year ... I will instruct the office to mail the proposed budget to our unit owners for their review".

Painting and waterproofing on the East side of both buildings has begun, hopefully the job will be finished shortly.

Property Manager Joe Matukonis' contract is up for review. The Board will renew his contract for one year with several minor changes.

Our maintenance and housekeeping employees have been very efficient and will receive an increase in hourly wages commencing Nov. 2, 1999.

The long awaited traffic light in front of our garage entrance is finally being installed. The "Publix Market" issue can be put to rest. Publix advised the city they have no intention to build a facility at the location next door.

REMINDER! Four Board members up for election for a two year term can make a real difference at the Summit. Enter your name at the condo office as soon as possible.

Manager's Report: Joe Matukonis reported several important facts that most unit owners are not aware. According to the Summit documents the Association is not liable for damages incurred within the walls of all apartments. He encouraged everyone to review their insurance policies. He also suggested that all water soaked carpets be thoroughly dried to prevent mildew and rotting.

Umbrellas A motion to purchase 20 new umbrellas was passed by the Board for the sum of \$5,000.

FELLOW INTELLECTUALS

Rise and be Counted!

Welcome back! . . .

Let's try something new this month. The question is: "Whose face launched a thousand ships?"

What can you tell us about the thousand incidents? Just a few background sentences will be quite sufficient.

This makes it more interesting; doesn't it? What were the circumstances about this mythology that has intrigued scholars for many generations? So, give us the lowdown on the "Face" and reasons thereof and join the list of ever-growing Summit Intellectuals.

If you like a question occasionally instead of a quotation, let us know and we will continue with "questions" from time to time.

Milton Spiro, Intellectual Editor



Membership NOW OPEN

Wow! 17.50 PER PERSON
 BUYS A ONE YEAR
 MEMBERSHIP IN THE
Summit Social Club
COME JOIN US!
 Call Al - 923-5820

The Summit Social Club invites all Summit residents to a
FREE BREAKFAST SEMINAR
 Courtesy of Hollywood Medical Center
TUESDAY, DECEMBER 7th at 10 am
 Call Al - 923-5820 (before Dec. 5th) for reservations and details.

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

SAVE NEW YEAR EVE!

WATCH THE BULLETIN BOARDS FOR DETAILS OF THE
Summit Social Club Big Event!

Happy Times - Happy Friends

Here a nod

There a nod

To everyone a nod-nod.

*Many a nod becomes a friend,
A friend as rare as a day in June.*

Why not every day with a nod-nod?

*Your Personal Psychologist
Dr. Sylvia Herz*

CONDOLENCES

We extend our heartfelt condolences to the families whose dear ones passed away during the past few months.

William Schaechter - S-412

Bluma Gordon - S-1109

Murray Mandelbaum - S-1912

Maxwell Koweek - S-2208

Mary Pudalov - N-1808

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

PLEASE COOPERATE!

Please do not ask housekeeping or maintenance staff to do any work during their lunch hours.

A BIT OF

"DRESSING FOR DINNER" HUMOR

Wife: "Darling, shall I wear my red Gucci or the dress with the multi-colored sequins?"

Husband: "The Gucci of course, you look smashing every time you wear it. But please hurry!"

Wife: "Darling, should I wear my diamond or pearl earrings?"

Husband: "The pearl earrings, dear. But Please, Please Hurry!"

Wife: "Darling, shall I wear my lion skin trimmed Ferragamo or the shimmering red shoes?"

Husband: "The shimmering red shoes dear, but PLEASE! PLEASE! HURRY!"

Wife: "Darling, why must we hurry?"

Husband: "Because if you don't hurry, we'll be late for the early bird!"

* * * *

A man enters a psychiatrist's office completely naked but covered with a sheet of clear plastic wrap. The doctor looks at him and says, "Already I can see your nuts!"

* * * *

A man visits his doctor and says, "Doctor, I have a serious problem, I can't hold my water. What should I do?" The doctor immediately replied, "Get off my carpet".

THE SUMMIT OBSERVER

1201 South Ocean Drive
Hollywood Beach, Fl 33019