



# OBSERVER

For and about the residents of the Summit



Vol. 17, No. 2

## JUST WHAT DO YOU EXPECT OF YOUR CONDO BOARD?

By Stu Bart

It's target practice time at the Summit. As the year comes to an end the Board is open season for verbal sniping from perennial Condo critics. All the good things that were done during the year get shot down by sharpshooters who hit on things that were half done, undone and not done. No "Bull's eyes".

If a goodly number of unit owners were asked, "Are you happy with the Board?" there would be no unanimity, there would be yesses and no's all over the place. As Kronkite used to say, "And that's the way it is". So, how do we rate a Board's performance? It's tough! It gets down to the question, "Just what do you expect of your Board?"

The Board constitutes nine different personalities possessing opinions frequently in conflict with one another. So who wins out? That's the hurdle only a Board President/Chairman can negotiate. It is called "leadership". An effective leader respects his Board notwithstanding the opinion differences and with patience and tact leads the group to satisfactory decisions.

The profile of a good Board member is one who has a thick skin, an open mind, good judgement, patience and a loooooong fuse. To get nine of these is an impossible dream. Maybe just a couple to give character to the group. Wishful thinking? Hardly, just better judgement at election time. This brings up the election we will be having after we sprint into year 2000. Not too much of a problem. There are only five candidates four of which are incumbents. The single new candidate happens to be a former Board member. That makes your choice very simple, either one of the retiring Board members or the challenger. Isn't it a pity, not another unit owner put his or her name in contention. The Board needs new faces, new minds and new ideas. No candidates, no change.

The lack of good, qualified candidates is not a happy situation. What can it be that makes good talented and experienced persons deny their duty to serve on the Board? Could it be the responsibility, the time

required, the fear of abuse, lack of teamwork or all four? I remember there used to be an appointed "Nominating Committee" whose purpose was to attract and convince appropriate persons they should enter their name in contention. Why not? We might get results.

"Just what do you expect of a Condo Board?" We randomly asked this question to a few unit owners. Many felt that projects should be completed exactly right not nearly right, that the lowest price is not always the best price, to get professional council on matters of interior design, engineering, construction and other complex matters, that proposals should be discussed with dignity and common sense - no ego trips. Makes good sense, doesn't it?

**DON'T FORGET TO VOTE!**  
*Remember you have a share in the Summit.*

**DON'T FORGET TO ATTEND THESE IMPORTANT EVENTS!**

### CANDIDATE NITE

TUESDAY, JANUARY 11, 2000  
South Lounge - 7:30 pm

\* \* \* \*

### ANNUAL ELECTION

WEDNESDAY, JANUARY 19, 2000  
South lounge - 7:30pm

\* \* \* \*

Excerpt from candidates resumes  
appear on page 5

**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**

*"It's Nice to be Nice!"*

At the close of the millennium, we find ourselves in the midst of high-tech advances, booming economy and busy lifestyles, but we also desire more time and comfort for a long and happy life. What is happening is that we are forgetting to respect, losing compassion and nit-picking on things in our lives that are really unimportant.

Let us resolve to enjoy the updates that have occurred at the Summit. My administration is leaving a legacy of things done right for the betterment of everyone, rather than just a few. For those Board members and our manager who have been helpful, I thank them over and over, since without their help it would not have been possible.

Last but not least, we are approaching the annual election for the Board of Directors on Wednesday, January 19, 2000. I urge everyone to read about the background of each nominee and learn what they intend to accomplish as a Board member. That should be a primary concern. THEN VOTE! A "team-playing" Board is an asset that can make a difference.

Ann and I wish everyone a happy and healthy New Year and remember, "IT'S NICE TO BE NICE".

*Paul Finkelstein*

**IMPORTANT TO VOTE!**

January 19, 2000 - Must have a quorum.

**ANOTHER REASON - ANOTHER SEASON  
FOR MAKING WHOOPIE!**

By Joe Matukonis, property manager

Once again, our seasonal residents are beginning the annual migration home. As always, it is good to see them return. Hopefully, they will not be disappointed in how they find the buildings and the grounds. Thus far, the response has been heartening.

The millennium is just around the corner and the question of whether or not we are Y2K ready not only applies to our electronics but to our buildings as well as our apartments. We should be checking to make sure that our air-conditioners, water heaters, dishwashers and washer-dryers are checked for serviceability. If you have a contract with an appliance company, you should call them and see if you have coverage for them to check your appliances. An ounce of prevention might prevent a lot of inconvenience.

The damage we experienced from Hurricane Irene has been repaired. The fences and the pole light on the tennis courts are restored, the canopies on the coffee shop have been replaced and the coffee shop roof repaired. We will be mailing out to the unit owners the material for the annual meeting and election of directors the week of December 25th, Christmas. Besides the voting for the new directors, you will be voting on an amendment to the Declaration of Condominium which will change the requirement for making changes to the documents from an affirmative vote of seventy-five percent to fifty percent. More information on this issue will be disseminated later.

Finally, on behalf of all the Summit employees and I want to wish all of you a healthy, happy and prosperous new year.

**EMPLOYEES HOLIDAY PARTY**

The annual Holiday Party for our loyal employees was held on Wednesday, December 16th in the 3rd floor South lounge. If ever a group of employees deserved a party, it is ours. They enjoyed platters full of assorted sandwiches and tasty trimmings plus "soft" drinks and a full sheet of delicious cake and coffee. President Paul and Ann Finkelstein, Manager Joe Matukonis, Board members Harriet Scott and Al Finkelstein joined the party and commended the employees for "a job well done". Joe Matukonis graciously left the party early "to hold the fort" while Robyn and Nikki joined the party. Kent Security personnel were also invited but were unable to leave their posts. Kent too, is a vital branch of the Summit so the "party" was brought to their posts, platters of sandwiches, cakes and beverages. A great time was had by all.

**FROM THE EDITOR'S DESK**

No Matilda, The "Observer" does not have, nor ever had, any influence with the Board. We have often been accosted by Summit residents with remarks such as "You have influence with the Board, why don't you tell them that the elevators are not being maintained properly". Please do not stop a Board member or the manager in public areas with similar complaints. Suggestions and complaints should be brought to the condo office on a written form supplied by the office staff which will then be scrutinized by the manager who will determine its merit and act accordingly. Verbal messages are easily forgotten.

We too, are asked (verbally) to insert an important announcement on the front page of the "Observer" such as, "My grandson Montmerency, has learned to say 'dada' and he is only ten years old, what a kid!" Anyone who wishes to insert an important announcement to share with your neighbors such as a milestone anniversary or birthday, a major achievement by a close member of a family, death notices, etc., etc., you must bring the item to the condo office in writing. We will gladly print it.

To get back to the elevators, every morning our housekeeping staff do indeed keep the elevators spanking clean and the brass railings shining like new. However, sad to say, we do have a few inconsiderate residents who drop gum and candy wrappers, peanut shells, etc., etc. on the elevator floors minutes after the housekeeper had done her job. How can we police six passenger elevators? Any suggestions? I am sure our property manager and the Board would entertain any suggestion to correct this situation. Let's be fair minded! Let's not be too hasty to blame our hard-working housekeepers for an impossible task; keeping the elevators in mint condition 24 hours a day with all that traffic. If you see anyone littering the elevator floors, tell the office or Security who the culprits are and they will deal with these offenders according to our documents.

We wish all Summit residents A Happy and Healthy New Year plus the best life has to offer. *Enjoy life!*

*Irving L. Rosenkranz*

PS. I wish to thank all contributors of interesting articles submitted to the "Observer". Without them our newsletter would be dull and boring. Please forgive me if I omitted your article, we probably printed a similar contribution in a previous edition. *Keep 'em coming!*

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**So much to do. So much to see. Time is the enemy.**

—Anonymous

**HIGHLIGHTS OF BOARD OF DIRECTORS MEETINGS**

Wednesday, November 24, 1999

**Vote for Reserves:** Proxies received 285; Votes in person 10, Total votes 295. - Total needed for a quorum 199. Votes on reserves: 38 for No reserves; 249 for Partial Reserves; 8 for Full reserves. Unit owners voted overwhelming for Partial Reserves.

**President's Report:** Painting, waterproofing and caulking of the East side of the North building is finished and is now continuing on the East side of the South building. The Association insurance is replacing window-glass damaged during Hurricane Irene. Notify the office if you have window damage.

All Board members were polled regarding manager's contract and increase in wages for our maintenance and housekeepers. All agreed. Rumors that Board members were not notified are entirely untrue.

Traffic light is in the works but due to unexpected pitfalls, it is taking longer than expected.

Now that most of our friends and neighbors are back at the Summit, I hope we can enjoy a healthy and happy season.

**Manager's Report:** Each member of the Board was given a copy of a proposed change to the Declaration, specifically Article VI. The amendment proposes to include the use of operating expense monies for Association sponsored social activities in the definition of common expenses. The amendment (if approved) would allow the Board to sponsor social activities.

The canopies for the restaurant have been ordered and due in about three weeks. Total estimated damages - \$12,400. Amount to be received from insurance after deductables \$4,606. An additional \$1,100. will be paid by the insurance after work is completed.

Monday, November 29, 1999

The Board voted to hire an elevator consultant for \$4,200. to examine our elevators to determine whether or not OTIS, our maintenance Company, is properly maintaining our elevators. They will inspect all phases of the operation.

The Board voted to approve leasing a space in perpetuity for apartment 1608S because one of their spaces obtained from the developer was vanquished by the developer making the space unusable.

Wednesday, December 22, 1999

**President's Report:** Twenty brand new umbrellas are now available on the pool deck. Please do not make an attempt to open them. Call the pool attendant for assistance and prevent injury to yourself.

(continued on page 4)

Arrangements have been made for some of our regular employees to help on the pool deck during seasonal needs. If their immediate services are required elsewhere in the buildings they will attend to their normal duties which is their no. 1 priority.

We received a beautiful letter of appreciation from our employees for tendering them our Second Annual Holiday Party, an event they truly deserve. Every employee who attended that party signed the letter.

**Manager's Report:** Joe Matukonis explained in fine detail why it was necessary to hire an engineering firm to check the condition of all our elevators to determine exactly what action to take to prevent frequent breakdown of our elevators. Also to determine if Otis Elevator Co. is complying with their contract.

Joe Matukonis explained some of the advantages for unit owners to amend the Documents to allow a simple majority to amend in lieu of 75%. Example; the Board can only spend \$5,000. for capitol improvements. Any amount above that must be approved by 75% of the unit owners. Approval of this amendment would allow a simple majority to approve an expenditure exceeding \$5,000. Unit owners will vote on the amendment at the annual meeting, January 19, 2000.

**Restaurant Committee Report:** Roz Katz brought into sharp focus the problems pertaining to the restaurant particularly, not enough diners patronizing the cafe. A lively discussion did not resolve the problem. A motion was made to have every unit owner purchase \$100.00 in coupons per year which would induce unit owners to patronize the cafe more frequently. The Board voted 8 to 1 against the proposal

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**Editor's "Observation"** The restaurant problem has plagued the Summit since the first day the cafe doors were open to the residents. We have had numerous restauranteurs operating the cafe without a single one earning a decent living.

Some of the problems are: (1) It's has always been a feast or famine situation. If the weather is good during the heart of the "season" (approximately December 15th to April 15th) the cafe is too busy to please the patrons who demand fast service. (2) If the weather is bad during the "season" the sound of the cash register rings at longer intervalles. (3) The cafe is dependant upon only Summit residents, transient trade is barred. (4) The cafe kitchen is limited. Additional space can only be made with expensive alterations.

So what is the solution? Unfortunately, King Solomon the Wise is not available for consultation.

Too bad, apparently this is a situation without an immediate solution. The Board spent a considerable amount of time at this meeting including President Paul Finkelstein's request for every member of the Board to express their thoughts to solve this important problem. Board member Sam Fox remarked that if the subsidy were increased by \$8,500.00 it would cost each unit owner about \$15.00 per year. However, that is not the solution. The bottom line is how to create more traffic to the cafe. As starters, we suggest that the Restaurant Committee inform the cafe managers some of the complaints heard from patrons and act accordingly. We also suggest all Summit residents to patronize the cafe more often. The Summit Cafe is an asset especially for residents who are unable to travel to a fairly good restaurant. If you have a suggestion which will benefit both the cafe operator and the patrons, please contact the Restaurant Committee who will be happy to hear from you.

## HELLO, INTELLECTUALS!

Did you say "Helen of Troy" was the Face that Launched a Thousand Ships? If so, you were correct. Not Cleopatra but Helen of Troy as immortalized in a poem by Christopher Marlow.

Many thanks to all who submitted details about the event. Space does not permit us to print every one, however, special recognition to Marilyn Borkin, Bernice Troop and Rosalyn Turkish who submitted background material. ie:

According to Greek mythology, Helen was abducted by Paris and 1,000 ships were launched in an attempt to rescue her from Paris's stronghold thus causing the Greek-Troy War.

Now we come to the "Piece de Restistance". The quotation of the month is:

**"Float like a butterfly, sting like a bee".**

As a hint, we will tell you that the quote was uttered by a male in our generation. Hint no. 2: No, dear friends, Yogi Berra did not make that remark.

So stretch you imagination and try to remember where you last heard or read about our Quotation of the Month.

Instead of asking for "background" about the quote, we would prefer for you to submit your favorite quote preferably one that is not printed in Bartlett's or Thesaurus.

*Milton Spiro, Intellectual Editor.*

\* \* \* \*

***The race is not always to the swift . . . but to those who keep on running.***

## EXCERPTS FROM CANDIDATE'S RESUMES

Copies of complete candidate's resumes may be obtained in condo office

### AL ADELSON

I had a successful business for over 30 years. I live here all year round.

I have been on the Board of the Brooklyn Yacht Club for six years. I was Commodore (President) of the Brooklyn Yacht Club.

I have been on the Board of the Summit Social Club for many years. I have been the President of the Summit Social Club for six years.

I have been appointed to the Summit Board of Directors and have served almost a full term.

If I am elected, I will look out for the best interest of the unit owners.

### IRVING FINKEL

My wife and I have been living in the Summit since the inception. In 1959 I attended Harvard for a business course. Throughout the years, especially when Murray (Goldsmith) was president, I sent many suggestions in writing. I sent a complete schematics of every part that would have to be replaced in plumbing

I am the CEO of a 250-employee firm. . . In 1965 and 1966 I was involved in supplying the JFK College in Trinidad.

In 1985 I worked with President Jimmy Carter on the renovation of a building on the lower East side of NY under habitat. I had clearance by the FBI. During the war our firm supplied the invasion barges and Manhattan Project.

### AL FINKELSTEIN

The Summit has been my full time home for 17 years. For seven of those years I have been a very active Board member.

My first goal is to make an effort to keep the unit owners informed. I believe in total cooperation between unit owners and management. I make every effort to have requests fulfilled.

I try to see that people who use the gyms have working equipment and are enjoying their exercise workout.

I initiated the installation of awnings on both sides of the cafe for comfort while dining and relaxing.

Elect me and I will try to accomplish the "togetherness" that we all want. - P.S. I really care.

### SAM FOX

For the past four years, I have served on the Board of Directors at the Summit Towers Condominium. Two years I served as President and two years as Treasurer.

Prior to purchasing a unit at the Summit Towers, I was a member of the Board of Directors and an officer for about ten years at the condominium I previously resided.

Thus I have an extensive experience of serving on condominium Boards.

I am fully experienced in finance and accounting.

I do desire to serve the Summit Towers Condominium for another term.

Thus I am asking for your vote.

### DORIS NARON

My husband Sylvan, a CPA and I are original unit owners in the South Tower of our condominium. I am a retired school teacher.

Experiences from my nine years as a Board member will help bring continuity and stability to our Board. As treasurer ('88-'92, '96-'97) I implemented many improvements in fiscal matters and procedures and also chaired numerous committees. I have safeguarded our funds and ensured that they were used most productively.

I am active and thus familiar with all the operations of our condominium pools, tennis courts, card, exercise and social rooms.

Accordingly, I will make certain that our Summit facilities will be maintained properly and our money spent wisely.

***Your vote is important!***

\* \* \* \*

**READ THE CANDIDATE'S  
RESUMES CAREFULLY  
AND DECIDE WHO IS MOST  
QUALIFIED TO BE A MEMBER  
OF THE BOARD OF DIRECTORS.**

**Information Age: "EUREKA!"  
THE MILLENNIUM AND US**

With all the knowledge and multi-disciplines of information available to us, pronto, in our current "Information Age", we should be brilliant. Right? Wrong! Instead, life is as confused and complex as ever.

Ask any computer-programmer-philosopher and, without fail, you will get "the bigger picture," "the wider goals" of computer analysts or ask any future-oriented-master-educator.

They all attempt to answer the big question: Why and how can we possibly digest unfathomable oceans of information out there that comes pouring in on us?

To put it simply: The assimilation of information builds a base of knowledge that allows the user to apply his/her wisdom and intelligence to the solution of problems, and hopefully, with successful outcomes.

This profound concept of knowledge plus wisdom plus intelligence and a willingness to both define and solve problems is the hope of the 21st century for individuals, families, groups, communities, nations, the world. Let's throw in humility and deflated egos as factors to aid the process. Control of stress is a given. Tolerance and compassion are musts.

As Archimedes shouted "EUREKA!" (I have found it) to the request by his ruler Hiero II, so let us begin our quest, on many levels, in solving our problems as we enter the Millennium together. Bonne Chance!

*Your Personal Psychologist,  
Dr. Sylvia Herz*

\*\*\*\*

Dr. Sylvia Herz will be Guest Speaker at Hollywood Beach Community Center, 1301 South Ocean Drive (Next to the Summit) on Wednesday, January 19th at 7 pm. Her Topic will be: "Sensitivity Training in Human Relationship". Free admission and light refreshments.

**THANK YOU!**

*Dear Summit friends:*

*I'm thinking of all of you as I recuperate from my recent accident. Your cards and calls have cheered me and helped me get through each day.*

*Thank you for all your good wishes. I can't wait to get back to Florida and see all of you.*

*Sincerely,*

*Helga Lipow*

**A BIT OF "HALF-BREED" HUMOR**

A man boards a plane and takes his seat. He glances up and sees a beautiful woman boarding his plane and lo and behold, she takes the seat right next to him. Anxious to start a conversation with her, he blurts out, "So where are you flying to today?" She smiles and says, "To the Annual Nymphomaniac Convention in Chicago." He swallows hard, and is instantly CRAZED with excitement and anticipation.

He calmly asks, "And what is your role at this convention?"

"Well, I try to debunk some of the popular myths about sexuality."

"Really" he says, swallowing hard, "And what are those myths?"

She explains: "One popular myth is that African American men are the most well-endowed when in fact, it is the Native American Indian who is most likely to possess that trait. Another popular myth is that Frenchmen are the best lovers, when actually it is men of Jewish descent who romance women best."

"How very interesting," the man responds.

Suddenly, the woman becomes embarrassed and says, "I feel so awkward discussing this with you, and I don't even know your name."

The man extends his hand and replies, "Tonto, Tonto Goldstein".

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**Actual Personals which appeared in Israeli papers.**

Desperately seeking shmoozing! Retired senior citizen desires female companionship 70plus for kvetching, kvelling and krechtzing. Under 30 is also OK.

\*\*\*\*

Attractive Jewish woman, 35, college graduate, seeks successful Jewish Prince Charming to get me out of my parents' house.

\*\*\*\*

Jewish male, 34, very successful, smart, independent, self made. Looking for girl whose father will hire me.

**JOIN THE FUN!**  
**LINE DANCING with Roz Turkish**  
 EVERY TUESDAY AND THURSDAY  
 10:30am - South Lounge

## A CHANUKAH PARTY AT THE COMMUNITY CENTER

Many residents are not aware of the many activities and events such as exercise classes, recitals, study groups, book reports, library, etc., etc., that are available to the Summiteers at the Hollywood Community Center adjacent to the Summit. An outstanding Chanukah Party given by the Hollywood Community Center Yiddish Club was hosted by Paul and Ann Finkelstein, conducted by Paul Azaroff, a retired Hebrew language instructor at FAU.

Mountains of mouthwatering home made potato latkes was the "main course" of the luncheon plus a variety of "nasherer", coffee, tea, beverages and wine. Shlomo Geva, a highly talented accordionist, entertained with lively music and a group singing session of popular jewish songs.

Would you believe that one of the highlights of the afternoon was playing "draidle", a popular game associated with Chanukah. Each table was supplied with a bowl of nuts and pennies. We could wager with either pennies or nuts. Instruction sheets were available how to play "draidle" a four sided top which is spun by each player. The play is determined by a hebrew initial which appears on the four faces of the "draidle". Needless to say, a great time was had by all. It was an afternoon filled with memories

of Chanukahs spent with families and friends years ago. Every guest left with a smile on their face.

A bit of friendly advice: The Community Center has lots to offer, take advantage of the many activities (within a few steps from the Summit); much more stimulating than watching TV.

*Irv Rosenkranz*

## CHECKERS or CHESS . . . ANYONE?

Here comes the Snowbirds  
To live in the sun.  
Happy to join you,  
Each and every one.

We will arrive on January fourth  
And Estelle will be happy to see you!  
As my eyes grow weaker (I still sally forth).  
My hands will be happy to greet you!

Looking for someone for checkers or chess  
While I'm still able to see.  
907 South will be our address,  
Please leave a message for me.

We hope you're all happy  
And reasonably well.

Looking forward to joining you.

*Bob and Estelle Spiewak*

## A REAL ESTATE OFFICE YOU CAN TRUST

BUYING OR SELLING

**TED ARONSKY**

**Jalmark East Realty** Inc.

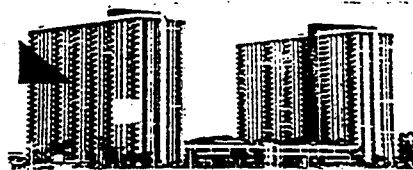
Invites you to stop in and discuss

your needs and price range.

A good Roster of  
**RENTALS**

◆  
925-6500

3rd FLOOR / SOUTH BLDG



A large Choice of  
**CONDOS**

◆  
925/6500

# If you don't read the Bulletin Boards, You are missing a lot!

## SUMMIT HADASSAH NEWS

On Friday, December 22nd, our Annual Chanukah Card and Game Party - Luncheon, featuring a "Kosher Chinese Buffet" attended by an overflow crowd of 75 ladies was a smashing success thanks to the effort of chairpersons Loretta Friedman and Judy Deutsch. Many exquisite raffle prizes were distributed to the lucky winners and a good time was had by all.

Our Summit Hadassah Book Club meetings, leading to lively, stimulating discussions, have been a welcome addition to our activities, enjoyed by many members. The next meeting will be on Thursday, January 6th at 1pm. The book "But, He Was Good To His Mother", written by Robert A. Rockaway will be discussed by Evelyn Kraut.

On Tuesday, January 11th, our annual "Youth Aliyah Luncheon" will be held at Temple Beth Torah. Past National President Charlotte Jacobson will be the featured speaker plus a "Fabulous Fashion Show" presented by "Rita Sue" of Davie. Tickets for this outstanding event may be obtained by calling President Renee Lewis at 929-9930.

Our next Regular Meeting will be held on Thursday, January 20th at which this time our own Shirley Cole will entertain us with an original comedy sketch which, based upon past performances should be hilarious! Everyone is invited to participate and join our active and successful Hadassah Chapter.

We wish everyone a Happy and Healthy New Year!

*Sylvia Stoltz, Corres. Secy*



Membership NOW OPEN

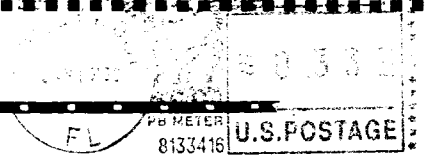
WOW! 17.50 PER PERSON  
BUYS A ONE YEAR  
MEMBERSHIP IN THE  
*Summit Social Club*  
COME JOIN US!

Call Al - 923-5820

MOVIE NITE  
EVERY THURSDAY

AT 7:30  
\* \* \* \*

SOUTH TOWER LOUNGE  
REFRESHMENTS



## THE SUMMIT OBSERVER

1201 South Ocean Drive  
Hollywood Beach, FL 33019

