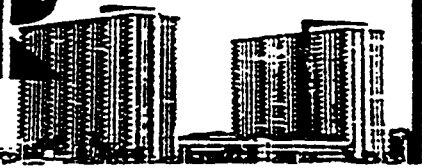




OBSERVER

For and about the residents of the Summit

Vol. 17, No. 4



IS YOUR INVESTMENT SAFE?

By Stu Bart

Condominium ownership in Florida is usually the result of an inspired decision to abandon the cold, cold North for a more temperate climate that will differ from the whims of winter as a blizzard from a balmy breeze. Shopping for a Hollywood Condo will reveal they are priced according to size, location and luxury features. Here at the Summit a unit represents a sizeable investment, as you have learned. You bought yourself a 1/567th of the entire complex. You also discovered you are responsible for a share of the two million plus cash flow needed to operate the place efficiently and effectively. We are talking about real bucks not bubkes.

You soon learn there are rules and regulations you are to respect and follow. There are permanent responsibilities. You are asked to cooperate, to be a good neighbor, kind, thoughtful and friendly. You also discover the many problems involving difference of opinion, conflicts in management, maintenance methods, architectural preservation and in esthetics (matters of taste).

The Summit unit owners are frequently perplexed as to who really is the "Boss". Is it the President, the Board or the Property Manager? For a fact it's the 567 unit owners who elect the Board to serve as guardians of our investment. On occasions there are self serving individuals who act like they are the "Boss" and attempt to coerce others to accept their idea and disregard Condominium and State laws. At times there can exist uncontrolled and undisciplined behavior that induces emotional and screaming attacks, cursing and threats. Such eccentric actions do not settle an argument. A quiet, practical presentation gets quicker, easier and better results.

Unit owners have a right to express disagreement, even become angry and upset because of improper procedure. Workable solutions come from a mutual willingness to listen to logic, reason and understanding. We are not here for one-upmanship competition. We are here to see our investment, like Allstate, is in good hands and not in possible jeopardy. There is a

need to work together not against one another. If Israel and the Palestinians are working hard to find a way to peaceful settlement surely we can. There is much gained. There is much strife to be avoided.

It is in the best interest of all Unit Owners to put down harmful hearsay by refusing to aid or abet. Exercise your right to voice an opposing view, bring light where there is darkness. It is your own responsibility to protect your cold cash investment as well as your neighbors. Lawful support is on your side. If you are unaware of your rights come to the office for help.

Now is as good a time as any to realize that a reputation of a Condo like ours is an important part of its assets, to keep it at a high level will create higher real estate values, to downgrade will cause depreciation, something none of us would care to see happen. The Summit still possesses a quality Condo reputation for its ideal location, for its exciting views, for its generously proportioned units, for its fine facilities and for its classic architecture. Be proud! Protect and preserve the investment you made for a happy, enjoyable life.

It is also well for us to realize that a complex such as ours does and will age. It will need the occasional face lift, periodic painting and eventual Lobby updating. Support the Board's efforts to keep the Summit young. It will surely protect and possibly increase the value of your property and your investment.

It would also do well for every Unit Owner and his family to become members of the Social Club. It costs so little. Togetherness creates friendliness and good neighbor relations. Back up your Board but don't back down on giving suggestions and expressing opinions. By all means attend meetings, they are for your benefit. Remember you are one of the "Bosses" when Board elections come around each year. Be sure you are voting for the kind of members who will help keep your investment and mine safe and sound.

**SUMMIT TOWERS
CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS

AL FINKELSTEIN President
AL ADELSON Vice President
ROSALIND KATZ Secretary
DORIS NARON Treasurer
Irving Finkel Richard Glasser Sam Lena
Harriet Scott Betty Thornton

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 Al Finkelstein

* * * *

I REALLY CARE!

If you were to ask me "What is needed the most to benefit all Unit Owners" I would say without hesitation to change the Amendment to the Declaration of Condominium which will reduce the requirement for making changes to the document from an affirmative vote of 75% to 50% plus one. The proposal to make this change was defeated at the last election. I don't think most Unit Owners realize what we are saddled with. Let me explain: In order to enhance (or add an additional amenity) to the Summit costing more than \$5,000. requires at present a 75% approval by the Unit Owners, a hopeless situation, I assure you. Lowering the 75% vote to 50% is more of a possibility but not a guarantee that the unit Owners will vote for whatever the Board approves. The final say is in the hands of the Unit Owners, not the Board. To be realistic, what can you buy for less than \$5,000. that will enhance the Summit? An ordinary serviceable piece of furniture costs at least \$3,000. and lest you forget we have two buildings to contend with doubling the cost of any enhancement.

There is an old saying, "If you rest, you rust". I don't want to see the Summit "rust". The Board and I want to see the Summit maintain its shine and luster at all times, but our hands are tied with an antiquated amendment which prevents us from going forward with programs designed to keep the Summit in top notch condition. The New Diplomat will open in about a year or so. I believe that the Summit needs to

maintain its shine and be the most prestigious Condo in the entire area second to none. Until the amendment to change the Declaration of Condominium is approved by the Unit Owners we will continue to keep "shining" up the Summit to the best of our ability. We will keep you informed how you can help (with your votes) reduce the impossible 75% to a more realistic 50% to really really make the Summit "shine" as never before.

We wish a happy, healthy and safe summer to all Summit resident who will soon be heading North.

HIGHLIGHTS OF

BOARD OF DIRECTORS MEETINGS

Restaurant Committee Report: Rosalind Katz reported that cafe operator Carlos Consuegra has stated that he needs more money to operate the cafe. She further stated that the committee has scheduled a meeting with him in the immediate future to see what his demands are. An extensive chronological report appears on page 4.

Wednesday, February 23rd, 2000

Manager's Report: Joe Matukonis asked all residents not to leave trash in chute room floors because it is unsanitary and unhealthy. Also not to put large objects down the chutes because jam-ups back the trash to the second and third floors. (This has recently happened which has been corrected with great difficulty and unnecessary expense).

Anyone who wants to have their entrance door painted should call the condo office and schedule an appointment since the door must be left ajar for several hours until the paint dries.

Committee Reports: George McClancy reported that the Security Committee is in the process of renegotiating the Kent Security contract due to demanding a \$1.00 per hour increase for security personnel.

* * * *

Harriet Scott displayed a sample of the "New Look" pool furniture after being painted and restrapped.

* * * *

Mr. Consuegra, the restaurant operator requested a meeting because, "There is no money here". The committee discussed increasing the annual subsidy from \$16,500 to \$25,000 but no decision was reached.

Thursday, March 23rd, 2000

A motion was made to appoint Rosalind Katz as secretary to replace George McClancy who resigned from the Board. Motion passed.

President's Report: President Al Finkelstein stated the Otis is complying with the requirements of our engineering study and is upgrading the elevator

(continued on next page)

maintenance on a daily basis. This will continue until the elevators are up to standard. We are not paying for this additional service.

Paul Finkelstein read a letter to the Board citing personal reasons for resigning.

President Al Finkelstein read a letter from George McClancy stating his official resignation. Both resignations were regrestfully accepted with thanks for their unselfish service.

President Al Finkelstein noted that Condo prices are going up and the good looks of our buildings appears to be a factor.

Treasurer's Report: Doris Naron reported she met with our accountant. There was some discussion regarding a \$32,000 shortfall. President Al Finkelstein assured that we were in good shape financially and the matter will be clarified when we receive the official management letters from the accountant.

Restaurant Committee: Rosalind Katz reported that two meetings had been held interviewing four candidates. It was the unanimous opinion of the Restaurant Committee that Shelly and Nancy (former operators of the Summit cafe) would best serve the needs of the Summit. Passed unanimously.

Election for Board: Sam Lena and Betty Thornton were elected to the Board to fill the unexpired terms George McClancy and Paul Finkelstein.

*To the members of the Board of Directors,
The President Al Finkelstein and the
Unit Owners of the Summit Towers:*

I sincerely hope that the efforts put forth by your Boards, past and present, are realized and appreciated by all our good neighbors. It has been a real pleasure to have worked alongside each of you. I value your friendship and your unselfish loyalty to our home.

Recent conditions and demands have made it impossible for me to be aggressively objective in my sworn duties to the condominium. I hereby submit my irrevokable resignation from ALL activities at the Summit except the Social Club. I sincerely thank you all to have been-of service to you.

Gratefully,

George S. McClancy

COMMUNICATION

LIFEBLOOD OF THE ASSOCIATION

As Property Manager, I have had the opportunity to deal with many unit owners, both difficult and most not so difficult. Needless to say, I think my track record with how I have conducted myself speaks for itself. I would like to share with you, and anyone who might read this, my philosophy in dealing with difficult people. Incidentally, this technique can be used by board members as well.

Every association has its share of difficult unit owners. Usually, they comprise about 5% of the members. Dealing with them can prove to be a challenge. A cardinal rule, is not to let these people get into a shouting match with you. They will always win. Even if you win, you lose.

Step one, listen! Hear what they have to say and let them know you are listening. Don't appear to be waiting for your chance to strike back no matter how tempting it might be. After they finish, repeat the problem back to them. Choose your words carefully, once something is said it cannot be unsaid. If you remain calm, show that you understand the problem, and promise to get back to them with an answer, you will be perceived as a professional.

Step two, when answering, do it softly; so softly they have to strain to listen to you. This will get their attention. DO NOT LOSE YOUR COOL! This is what they want. The best way to answer, is to tell them you will get back to them. This will do a couple of things. First, it will give the unit owner and you a chance to calm down. When you get back to them, they will probably not be as angry as when you first hear their problem. Second, it will give you the opportunity to research the problem and respond with an intelligent and well thought-out answer.

Last but not least, most unit owners will not expect you to respond. By responding, they know you care and are trying to help. Hopefully, this will put them in a more rational mode and the problem can be resolved in a civil manner.

Finally, the relationship between the manager and the board is like a marriage. It does not always flow easily. It takes hard work and an open dialogue. The board must not be afraid to talk to the manager freely, and the same goes for the manager. If the manager and the board do not communicate freely, the marriage is doomed to failure.

Joe Matukonis, Property Manager

EDITOR'S NOTE:

We apologize for omitting several articles of interest submitted by some of our residents willing to share them with us. These articles will appear in future editions. Thanks for your understanding.

CHRONOLOGY OF EVENTS RE THE CURRENT SUMMIT CAFÉ OPERATIONS

On January 22nd, 2000 a Restaurant Committee meeting was held at the request of the Café Operator Carlos Consuegra, who said that he wished "to leave the Summit because there is no money here." At that meeting he requested a raise in the subsidy and stated if this was not agreeable he would leave. In response to committee member Harmon Berger's comment that if the operators were not happy here they should leave, Mr. Consuegra stated that he would leave on 5 March and would furnish notice in writing. That evening Mr. Consuegra phoned Mrs. Rosalind Katz and told her that he would stay until the end of his contract.

On January 27th the Summit Towers Condo Association board of directors voted to terminate the café contract on 30 April since the operators were dissatisfied here.

On February 1st the Restaurant Committee met once again, this time to consider a new proposal from Mr. Consuegra whereby he would turn the operation over to his wife beginning 1 April in return for being allowed to finish the full term of his contract (to August). The committee proposed that we offer him 60 days probation; we would give him a list of suggested improvements and if a noticeable upgrade took place they would consider accepting his proposal. The committee members would each prepare a list of improvements they would like to see and bring them to another meeting.

On February 4th the committee met to discuss these improvements and it was agreed that these items would be incorporated into a letter to Mr. Consuegra (over the property manager's signature) setting forth these conditions; also, with the consent of the Association President Al Finkelstein, an additional \$500 would be released in both February and March to help with these improvements. That letter was sent on February 8th.

On February 29th Mr. Consuegra told Property Manager Joe Matukonis that he had made application for his Social Security effective in July (on his 62nd birthday) and planned to retire then. He would like to know now if he can stay until July. If the board wanted him to leave sooner, they would have to give him notice in writing.

Also, during the week of February 28th, the Social Club President Al Adelson approached Mr. Consuegra regarding a March party for that group. Social Club Secretary Rosalind Katz also discussed this event and received a quote. Mr. Adelson then got a final proposal, in writing, and accepted it. Based on this proposal, Al hired an entertainer and notices were posted and reservations were accepted.

On Wednesday March 1st Mr Consuegra approached Mrs. Katz as she was paying for her breakfast and told her he could not do the Social Club dinner at the agreed upon price. She countered asking why he had offered Mr. Adelson this proposal and this would be a serious problem for the club since commitments had already been made. Mr. Consuegra replied "I am not here to lose money."

On March 2nd the Café Committee met again to consider these events. It is clear that the Consuegras' are not content here and in any case, we will certainly lose them in July. The committee therefore agreed to recommend that the condo association provide Mr. Consuegra with his 30 day notice as soon as possible (as he requested). That notice will be effective 30 April and the committee does hereby make that recommendation

Rosalind Katz
March 8, 2000

Otis Elevator Company
3217 Northwest 10 Terrace, Suite 303
Fort Lauderdale, Florida 33309
954-563-2642



March 13, 2000

Mr. Joseph Matukonis
The Summit Towers Condominium
1201 South Ocean Drive
Hollywood, Florida

Subj: The Summit Towers Condominium -- Response to Consultant's Report

Dear Mr. Matukonis:

We are in receipt of the report of conditions prepared by Mr. Nathan Quarles of E.C.M.R., Inc. After a thorough review of his comments, we find the report to be fair and in accordance with our own findings. There are a small number of items that we disagree with, but those will be discussed on an item by item basis with Mr. Quarles. We have already addressed a number of conditions outlined in the document, and expect to be completed with the remainder of the punch list within ninety (90) days of the date of this letter.

Prior to our receipt of the report, we had made some changes that we believe will improve our level of performance at your building. We have released the mechanic responsible for the maintenance of your elevators, and replaced him with a couple of more dedicated technicians that have already reduced the number of service calls in your building. We are encouraged with the progress that they have made, and look forward to getting your equipment in excellent operating condition.

Every two weeks we will give you an updated progress report showing our completion of the items noted in Mr. Quarles report. If after reviewing our updates you have any questions about the work that has been performed, please feel free to call our office and talk to me, Sonja Houston, or Mark Bowen, and we will be glad to answer any of your concerns.

Sincerely, 
Luis Molina
Manager

FLASH!
I was in the condo office when the OTIS elevator representative reported his official opinion pertaining to the condition of the elevators. He told President Al Finkelstein that despite the age and wear and tear, the elevators are in good condition. All that is required is a thorough check-up and replacement of vital parts. He also said that they are in the process of checking the controls of each elevator landing floor by floor and should complete the process very shortly. The OTIS representative sounded very knowledgeable and was quite impressive. If his claim is fulfilled, the elevators will be rejuvenated to it's former efficiency and will operate in a dependable manner.
Irv Rosenkranz

CONGRATULATIONS !
We heartily congratulate Norman and Rita Edelman upon the occasion of their 50th wedding anniversary. We wish Norman and Rita good health and enjoy many more happy occasions surrounded by their dear family and good friends.
Editor's note: This information was supplied by Pat Shanbom. If anyone wishes to announce an important event please leave a written memo at the Condo office.

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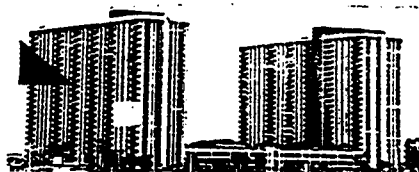
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- Learn to Tango.
- Reach New Heights.
- Embrace Curiosity
- Move and Shake.
- Mentor Someone.
- Savor the Moment.
- Bloom Late.
- Share Your Many Gifts - We Are All Gifted.
- Explore New Territory and New Friends.
- Do What You Love and Love it. Why Not?
- Laugh Yourself Silly, You're Silly if You Don't.
- Anything Is Possible - Anything At All!

*Your Personal Psychologist,
Dr. Sylvia Herz*

SUMMIT INTELLECTUALS

"To the memory of the man, first in war, first in peace, and the first in the hearts of his countrymen".

... was quoted by Colonel Henry Lee eulogizing George Washington in Congress. This was a tough one. The only correct response we received was from Roz Turkish.

In the absence of Milton Spiro who left with short notice to Framingham, Mass. for medical attention to Ruth Spiro, we will submit what we hope will an easy quote:

"A little neglect may breed great mischief ... for want of a nail the shoe was lost; for want of a shoe the horse was lost, and for the want of a horse the rider was lost".

Put your thinking caps on and bring your answers to the condo office. Let's show Milton a big response from our Summit Intellectuals.

Irv Rosenkranz

Stop the presses! - We have just been informed by Garland Wofford (who has always submitted the correct answer to our quotes) that John Marshall was the person and he can prove it. We will investigate this matter and inform you who is right in our next Observer.

GET WELL SOON!

We wish a speedy recovery to Ruth Spiro and Sylvan Naron. Happy to report that Ruth Spiro's surgery, performed at Deaconess Hospital in Boston was successful and so was Sylvan Naron's quadruple bypass surgery. Nice to see Sylvan in the condo office once again doing what he does best.

SUMMIT HADASSAH NEWS

In the true "Spirit of Purim" our members generously contributed numerous packages of much needed items to the Broward Outreach Center in Hollywood for the benefit of homeless women and children. We are proud to say our "Mitzvah Day Party" was a huge success. The entertainment, "A Purim Spiel" performed by our own Dr. Sylvia Herz, Elaine Baker, Renee Lewis and Estelle Spiewak was not only lots of fun, it was also a learning and educational experience. And worthy of mention was the delicious hamentashen which was enjoyed by all.

Our Monthly Book Club meetings and discussions have been most informative and stimulating for everyone who attends these inspiring meetings. At the March meeting Lila Farber officiated the group's opinions of the book "Great Jewish Women". The next Book Club meeting will be held on April 6th. Phyllis Finston will discuss the best seller book, "Tuesdays with Morrie" which was recently seen on television.

During the month of May our activities will feature "The Women of the Year" Award Luncheon honoring Roz Segerman on May 8th and the Educational Week-end at the Sheraton Hotel. Our Book Club meeting will be held on May 2nd.

Our Regular Meeting in May will be in honor of Mother's Day and we will present the Installation of Officers for 2000 and 2001. Everyone is welcome to join us in all our activities. Happy Passover to All!

*Sylvia Stoltz, Corres. Secy.
Summit Hadassah*

IN HOUSE TV - CHANNEL 32

There are many Summit residents who are not aware that the Summit had installed an in-house TV Channel several years ago. To "tune in" the house Channel 32 requires manual operation, the remote control usually skips this Channel.

The in-house Channel is an important source of information to all residents because it announces Social Club news, special events, meeting notices, information you should know and much much more. So, if you want to know what is going on at the Summit tune in to Channel 32 and you will be informed.

(Brought to our attention by Mel Kaplan.)

RECOVERING . . .

We wish a speedy recovery to Bernie (Bunny) Cantor who suffered a major set back requiring extensive hospitalization. Bernie is at present recovering nicely at home enjoying Doris' tender loving care.

WHAT CAN THE NEW DIPLOMAT DO FOR THE CITY OF HOLLYWOOD.

This meeting was held on February 24th, 2000 at the Hollywood Beach Community Center. TOM DRISCOLL, Speaker.

* * * *

HIGHLIGHTS and STATISTICS

The Pipefitters Union has engaged the largest concrete contract in the world in the construction of the new Diplomat.

A convention center for 8,000 guests will be constructed along with 6 ballrooms and 41 meeting rooms. On the north side of the main hotel, a 135 unit building will be constructed with condos ranging in price from \$800,000. and up.

The two 39 story towers of the hotel will open in April 1, 2001. The convention center will be located next to the Sea Air Towers.

Mr. Driscoll stated that spas, golf courses and marinas will make 2100 jobs available. Hollywood can expect \$100,000,000. in revenue.

Membership to the golf club will cost \$12,000. A \$350 charge per month will be incurred.

Three restaurants on the hotel premises will be a 400 seat coffee shop, Marty's Seafood with 90 seats, and a 250 seat lounge. Restaurant stores and businesses will include Christine Lee, Hagen Daz, a Gift Shop, a broker, Berlin's Mens Wear, and Realtors. There will be a water taxi to the Hallandale golf location. The main hotel will have 7 kitchens which includes one kosher kitchen.

This report was submitted by Marilyn Borkin

WHY I LIKE LIVING IN THE SUMMIT

Best of all, I'm telling you are the folks who live here!
 And you can't run out of things to do,
 Or things to bring you cheer!
 Outside we have the swimming pool, the broadwalk and the beach,
 Shuffle board and horseshoes within easy reach.
 A rainy day? Do not despair, plenty others waiting there.
 Folks for scrabble, cards or chess or any game that you like best.
 Shops and movies nearby too,
 anything that's best for you.
 For being home or on vacation, isn't this a great location?

Bob Spiewak, 907-S

CONGRATULATIONS!

We extend our heartiest congratulations to Charlie and Ida Kagan upon the occasion of their son Spencer M. Kagan's appointment by Paul Cellucci, Governor of the State of Massachusetts to a lifetime Probate Court Judgeship. Judge Spencer Kagan will serve Essex, Suffolk and Middlesex counties as soon as he winds down his still pending professional obligations.

That is why Ida Kagan is strolling around with a great big smile on her face and Charlie Kagan's buttons popping off his vest, both beaming with pride. We have been informed that Donna, Judge Spencer's wife is "floating on air" and rightly so. Not too many wives can boast about their husband being appointed to so prestigious a position.

Ida and Charlie can also boast about their Granddaughters, Rachell who is at present practicing Law in Washington, D.C. and Shari, who will shortly graduate from Boston College with a degree in Criminal Sociology. May the "House of Kagan" enjoy many many more outstanding achievements.

Irv Rosenkranz



LINE DANCERS' ANNUAL TAKE-THE-TEACHER-TO-LUNCH (FOR ROZ TURKISH)

Thursday, 9 March, 1 p.m., Martha's

ONCE AGAIN MARTHA'S WAS THE SCENE THE CRIME -

We're what travel agents call "An Affinity Group" brought together by our desire to dance for exercise, recreation, social contact, love of the art or all of the above . . . and the spark is, of course, our talented leader Roz Turkish.

Ettie Shragie spoke for all of us with her tribute to Roz. Thanks go to Viola McClancy for putting it all together. And needless to say, all of us enjoyed one more fantastic fun-filled afternoon.

Watch for photos of Roz attacking her lunch lobster!

*Rosalind Katz, Secretary
 Summit Social Club*

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

I have been a Summit resident
for the past 8 years.

**GROUND TRANSPORTATION
CAR SERVICE
HOUSE CLEANING
WINDOW WASHING
CONDO WATCHING, etc.**

* * * *

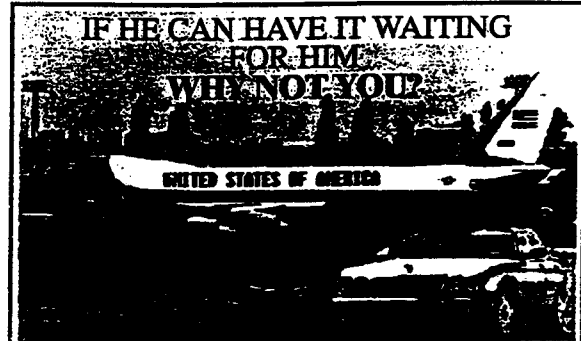
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* * * *

(References available upon request)



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e-mail - driveawa@bellsouth.net

Barry Halpern

Juan J. Gracia

Se habla Español

We wish all Summit residents and our loyal employees
A happy Passover and Easter.

THE SUMMIT OBSERVER

1201 South Ocean Drive
Hollywood Beach, FL 33019

