

November, 2000

**THE
SUMMIT**

OBSERVER

For and about the residents of the Summit

Vol. 18, No. 1



A CONDO IS LIKE A MINI COUNTRY

A Place for Life, Liberty, and Pursuit of Happiness

**By Stu Bart and
Irv Rosenkranz**

Sociability is the concept that attracts people to community living. A Condo fulfills the need and possesses a principle not unlike a democracy where everyone is equal in voice, privilege and responsibility. In such an atmosphere there usually exists two types of on-premises political parties, the spenders and the non-spenders. There are also two unauthorized groups that take advantage of free speech. They are the so-called mavens and critics. A country needs a constitution, so we have one called the Summit Rules and regulations, designed to help everyone responsible for a peaceful and happy co-existence. Unit owners are also committed for all the costs of running a tight ship. Instead of an IRS we have an IMB (Internal Maintenance Collector). In a legal sense there is a "Supreme Court" appropriately called the Florida Sunshine Laws enacted to protect Condos as well as Condo unit owners.

All of this is what it takes to run a Mini-Country for the benefit of its citizens. The care of the property and maintenance of all the facilities is the job of our Secretary of Labor The Property Manager, Joe Matukonis. The governing body is the Board of Directors. The President of the Board is chosen by the nine Board members who are elected for a two year term of office. Each year at election time there are members whose term of office has expired and the need arises for replacements. Every unit owner is given the opportunity to put his name in contention for a seat on the Board. Frequently incumbents enter the race for another term.

FIVE SEATS WILL NEED QUALIFIED REPLACEMENTS.

Traditionally, election is held the third Wednesday in January. This year it falls on January 17th. Voting

takes place in the South Building Lounge at 7pm. Each new Board consists of nine persons pledged to serve every unit owner, not just a favored few. This election year there will be five vacant seats to fill by persons of good background, good judgement and good intentions. It could be you or someone you know who needs your encouragement, or both of you.

NOW IS THE TIME TO ENTER YOUR NAME.

The Board and every other unit owner needs your expertise, your voice and your ideas to keep our "country" in fine shape. You have only until December 9th to throw your hat in the ring. It is your opportunity to officially perform for the other 566 unit owners, to be part of a Blue Ribbon Board that could make history and also make a lot of people happy. Prospective candidates should go to the office in the North Building and enter their names, Mickey, Robyn or Joe would be happy to help you. That is all there is to it. We cannot stress too strongly how important it is to have a Board made up of unit owners who have the desire to see that the Summit maintains its quality, prestige and preeminence in the beach area. Also the realty values. Anything less would be a pity!

P.S. Among the papers sent to you recently, containing a "Proxy" form, there is a prepared sheet for anyone wishing to submit their name as a candidate for the Board. *Use it!* Bring it in to the office or mail it in. You will be glad you did - so will the other condo unit owners.

**December 14, 2000 - Deadline for candidates
personal information sheets.**

DEADLINE DEC. 9th, 2000

**TO ENTER YOUR INTENTION OF
CANDIDACY FOR BOARD.**

**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

It is once again the time of year when our "Seasonal Residents" are returning to the Summit. We hope everyone is well and the Florida weather will be sunny and warm and live up to its reputation. We welcome all of you with open arms.

When I was elected to be your president I pledged to maintain our property and where possible improve the appearance of our two towers. As you enter either lobby, you will see a "new look". Credit is due to Neysa Finkelstein and Joan Arias who spent many hours planning and expediting the lobby project. I hope you will approve their effort especially with limited funds. The cost was under \$10,000. We have also enhanced the entrance to both towers with pavers. I repeat, my pledge to enhance the Summit will never end, I will not permit it to fall into disrepair.

The Summit is in good hands. We have a Board of Directors who fully understand the importance of making decisions what is best for the majority of all Summit unit owners not what is best for individual groups. Our entire staff is most cooperative. Our manager, Joe Matukonis is doing a splendid job, Robyn and Mikki are always in the office ready to listen to you and relay your problems to the manager and if necessary to the Board. Our housekeeping staff keep the public areas spick and span and shiney at all times. Town Hall and Regular Board Meetings are conducted in an orderly fashion. In short, all is well at the Summit and with your cooperation it will continue that way indefinitely.

Yes, my friends, I am proud to be a Summit resident and pleased to see harmony prevail as never before. Rest assured, I will do my best to endorse Board

proposals to improve our image within budget limits. On behalf of our Board of Directors and staff I wish all Summit residents a happy and healthy winter season at our beautiful condo.

Just thought you would like to know: Apartment rentals and sales at the Summit are at a premium. Apartment values have recently increased considerably. This surge in value is attributed in part to the appearance, cleanliness and lush landscaping surrounding our two buildings. Please help us make the Summit the best condo in Hollywood. Thank you!

MANAGER'S REPORT

By Joe Matukonis

Its the time of year when unit owners are returning to the Summit to relax in the sun and avoid the blustery Northern weather. After we meet and exchange the usual pleasantries I am often asked, "What's happening at the Summit?" This is what I tell them:

"The Summit is in great shape. Your president, Al Finkelstein and several Board members who are year round residents held the fort all summer long and devoted their time and effort to make certain everything ran smoothly. Several major improvements were made which enhanced the entrances to both buildings and garage. The pavers are durable and should last a long time. The lobbys were given a face lift and was well received by most unit owners and the value of all apartments has increased".

The conversation continues pleasantly andthen I am asked, "Sounds great, but what's the dark side at the Summit. Have you any comments to make about making living at the Summit keep on improving?" My answer:

"Yes, unit owners seem to forget that a condo is a democracy. They elect a Board of Directors whose prime duty is make decisions to maintain the Summit in a proper manner they decide will please most of the unit owners. (Pleasing 100% is impossible). It has never happened at any condominium nor will it happen at the Summit. Yet unit owners get up at meetings and criticise the Board for having poor taste or spending money unwisely. This serves no purpose other than discourage potential highly qualified men and women from becoming Board members. I personally know of several unit owners who will not become a Board member due to fear of being verbally abused by unfeeling unit owners. I would also like to call attention to all residents about the traffic light in front of the garage entrance. Cars exiting have about 15 seconds to make a left turn. This short period will allow 3 or 4 cars to exit before the light turns red. Our president is seeking an additional 15 seconds for the green light which should further enhance the left turns

(continued on next page)

MANAGER'S REPORT (Cont. from page 2)

off the property Cars making a left turn should keep as far left as possible in the exit driveway to allow cars turning right as much space as possible. If drivers will follow this procedure more cars will flow out of the garage before the traffic light turns red. I wish all Summit residents a pleasant winter at the Summit”.

BOARD OF DIRECTORS MEETINGS

Wednesday, June 21, 2000

Treasurer's Report: Doris Naron reported \$146,253 in total operating accounts, \$607,422 reserves and the recently matured C.D. for \$75,000 was renewed at 7%.

Secretary's Report: Rosalind Katz stated that the Restaurant Committee did not recommend the use of coupons in the restaurant.

Manager's Report: Three bids on carpeting for putting green were submitted, \$4,600, \$6,000, and \$5,035. ABC is the low bidder but different yardage must be resolved before contracting.

President Al Finkelstein asked that we proceed with the “pigeon relocation” project and get an exact number of units affected.

A bid of \$35,000 for driveway pavers has been received from Paver Center & Shutters. A motion to accept this bid was made and carried unanimously.

A motion to authorize all Board members to sign checks was made, seconded and unanimously passed.

Wednesday, August 16, 2000

Vice Presidents Report: Harriet Scott stated that satisfactory work is being done on the pool furniture although slowly. Reason given was death in someone's family.

Screening Committee: Al Adelson, chairman, stated that only a small number of apartments had been screened this period.

Al also suggested that canopy awnings be purchased for both sides of the swimming pools, the price estimated to be \$5,000 each. Proposal of canopy awning was tabled.

President's Report: Al Finkelstein stated that he received a number of complaints that swimming pool rules were not being evenly enforced. Residents have complained that present rules are too rigid for young people. The discussion surrounded rigid enforcement versus relaxation of pool rules.

Al Finkelstein reported that three bids have been received for the repair of spauled concrete. Manager Joe Matukonis advised to accept the Coswell Building Corp. bid of \$53,244 with a 5 year warranty. Motion to accept was passed unanimously.

Wednesday, September 20, 2000

In the absence of the treasurer, Manager Joe Matukonis gave a brief analysis of the monthly financial report. He stated that all bills are paid and there will probably be a \$109,000 surplus by December. He hopes to hold maintenance at the same amount.

Secretary Rosalind Katz reported that the Restaurant Committee has been disbanded at the direction of the president. As chair, she thanked committee members Harmon Berger, Norm Edelman and Ef Milestone for their hard work in dealing with some difficult situations during their tenure.

Manager Joe Matukonis stated that the pavers were completed and the putting green work will begin next Monday.

Director Al Adelson made a motion to purchase a carport canopy for the North side of the pool - 10'x 60' not to exceed \$5,000. Motion was carried subject to approval by the engineer and attorney.

TRAFFIC LIGHT IN OPERATION!

(AFTER 18 FRUSTRATING YEARS)

The culmination of 18 years of relentless pursuit for a traffic light in front of the garage finally bore fruit. It was not easy. Many, and I do mean many concerned Summit residents donated their time and effort to obtain the elusive traffic light. Some gathered signatures for petitions, others produced photographs of fender-bender accidents caused by drivers exiting from the garage who misjudged the onrushing traffic. Countless individuals personally appealed to friendly local politicians for assistance to no avail. Several Summit residents were hospitalized due to accidents which occurred entering or exiting the garage. Board members were shuttled from local Traffic Departments to State and Federal Bureaus because South Ocean Drive is part of A1A which involved not only local government but State and Federal government as well. Needless to say it took years of red-tape to be unravelled before the traffic light was finally installed.

About 10 years ago we were elated when we were informed a traffic light was going to become a reality. Much to our dismay the traffic light was installed on Jefferson Street, not in front of our garage! The location of this light was of little help, fender-benders continued.

A vote of thanks is due to everyone who contributed their time and effort to obtain the traffic light, however space does not permit listing all their names.

A WORD OF CAUTION

Nothing is perfect including the traffic light. The time span (at present) to exit from the garage and make a

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TRAFFIC LIGHT (continued from page 3)

left turn is about 12 seconds for the green light and 3 seconds for the yellow light, a total of 15 seconds which barely permits 3 or 4 cars to safely exit from the garage. There may be times when more than 4 cars are waiting for the light to change from red to green. This may cause a possible traffic jam within the garage as well as outside the garage. Should this situation arise your patience will be tested because the flow of north and south traffic is at least 2 minutes (120 seconds) before the traffic light turns red. However, take heart, our Manager, Joe Matuconis has devised a plan to alleviate this situation. Please read sign posted on exit gate in garage. President, Al Finkelstein at the 25th of October Board Meeting promised to have the 15 second time limit extended to 30 seconds. This should solve a serious problem.

While we are on the garage subject I wish to make my annual plea for all Summit residents to abide by rules pertaining to driving safely on all levels of the garage. All too often reports of reckless driving is brought to the attention of our manager. Speeding in the garage area is dangerous. There is a constant flow of pedestrians walking between cars in the garage to or from their cars towards the elevators and suddenly walk into the driving lanes. Drivers should be aware that people might emerge at any moment. Please caution your guests about this possible danger. I would not print this warning annually if complaints were not made to the office. Garage pedestrians - please watch for oncoming cars especially when entering traffic lanes. Be alert at all times for possible accidents in the garage. One final suggestion: Replace your sun glasses with regular glasses before driving into the garage. The lighting in the garage will appear much darker if you wear your sun glasses. *It pays to be cautious - please cooperate.*

Warning! Wait for the light to turn green before making left turn. Recently, "near misses" have been reported by horrified witnesses. The traffic fine for making an illegal left turn on a red light is quite expensive and the risk of a possible accident should enlighten you that it's more prudent to be patient.

IMPORTANT!

TO VOTE FOR

PARTIAL RESERVES

If you fail to vote for Partial Reserves, Florida Statutes require the Reserves **Must be fully funded!**

Bring signed form to condo office before Nov. 22nd or at November 22nd Board Meeting.

**SUMMIT BOARD OF DIRECTORS
MEETINGS DECORUM:**

AS WRITTEN IN THE LATEST CONDOMINIUM RULES PERTAINING TO PROPER PROCEDURE AT ALL MEETINGS, PLEASE ABIDE BY THESE RULES AND OUR MEETINGS WILL PROCEED IN AN ORDERLY MANNER AND BECOME MORE MEANINGFUL.

THE RULES

UNIT OWNERS ARE PERMITTED TO VOICE THEIR OPINIONS ON ALL MATTERS APPEARING ON THE AGENDA PRIOR TO THE REGULAR MEETING. ONCE THE MEETING IS OFFICIALLY OPENED, UNIT OWNERS ARE NOT PERMITTED TO ADDRESS THE BOARD UNLESS INVITED. BOARD MEMBERS ARE NOT PERMITTED TO ANSWER QUESTIONS FROM UNIT OWNERS DURING THE REGULAR MEETING.

THESE RULES WILL BE STRICTLY ADHERED TO!

I AM A BEAUTIFUL OLD PERSON

If you don't believe me, just read this.

... Eleanor Roosevelt

Many people will walk in and out of your life,
But only true friends will leave footprints in your heart.

To handle yourself, use your head.

To handle others, use your heart.

Anger is only one letter short of danger.

If someone betrays you once, it is his fault;

If he betrays you twice, it is your fault.

Great minds discuss ideas;

Average minds discuss events;

Small minds discuss people.

He who loses money, loses much;

He who loses a friend loses much more;

He who loses faith, loses all.

Beautiful young people are accidents of nature,

But beautiful old people are works of art.

Learn from the mistakes of others.

You can't live long enough to make them all yourself.

Friends, you and me....

You brought another friend....

And then we were three....

We started our group....

Our circle of friends....

And like that circle....

There is no beginning or end....

Yesterday is history.

Tomorrow is mystery.

Today is a gift.

Submitted by Helen Spinak, Apt 216-n

A CHICKEN JOKE

A woman walks into a butcher shop just before closing. She says, "Thank Heavens I've made it in time! Have you any chickens?" The butcher opens his fridge and takes out his only chicken and plops it onto the scale. It weighs 2 1/2 pounds.

"Ah, haven't you anything bigger?" the woman inquires. The butcher returns the chicken to the fridge, takes it out again and plops it onto the scale, only this time he keeps his thumb on the chicken. The scale shows 3 1/4 pounds. "Great!" says the woman, "I'll have both of them please."

Submitted by Shirley Kestenbaum



When Exiting Garage ...
**LEFT TURNING CARS
PLEASE KEEP LEFT**
So cars turning right
can proceed on
a Red Light.
Your cooperation will be greatly appreciated
by all unit owners.
THANK YOU!

GET ON THE BOARD!
No Time to Lose!
DEADLINE
DECEMBER 9th, 2000
Fill in the blank at bottom.
**PLACE YOUR NAME IN
NOMINATION AS A
CANDIDATE FOR THE
SUMMIT BOARD
OF DIRECTORS!**
DON'T DELAY!
We need your input!
Put your name in contention!

COME MEET YOUR NEIGHBORS

► At *SHELLEY and NANCY'S*

SUMMIT CAFE *on the Pool Deck*

Enjoy the friendship and the Food

Breakfast and Lunch

→ 8AM til 4PM ←

Pick from the many delightful dishes you will find on the large and varied menu. Everything fresh and of the best quality. The prices will please you. Come and support this hard working team doing everything to make your meals a delight. Service is prompt and very courteous. The dining room is bright and cheerful, Try it...you'll like it!

A PEST

You know you're a pest?
 I mean a real, real pest.
 I feel like calling Termite Control and turning you in.
 Stop bothering me and stop annoying me.
 Day and night, night and day, you're always after me.
 All I want is to be left alone.
 A-L-O-N-E, "alone", get it?
 You drive me "nuts" and I mean "nuts".
 Even while asleep, you annoy me.
 Will you please get off my back?
 Just let me "be"; I'm begging you.
 Whom am I talking to like this?
 To myself, of course.
 Who else would be tormenting me with
 no end in sight.

*Your Personal Psychologist,
 Dr. Sylvia Herz*

SUMMIT INTELLECTUALS

We hope your summer was pleasant and those of you who recently returned to the Summit, found everything to your satisfaction. Are you once again ready to do battle with our "Quotation" of the month? Well, we are prepared to test your quotation source ability. All you need do is identify the author and if possible when or where the quotation was made. We will print the names of all winners in the next edition of "The Observer". Go to it! . . . don your thinking caps and bring your answers to the condo office. Good Luck!

The quotation for the month of November is:

"They that can give up essential liberty to obtain a little temporary safety deserve neither liberty nor safety".

No, Shakespeare did not utter this famous quotation. We would like see at least 10 names listed in our next edition. We wish every Summit resident a happy and healthy New Year.

Milton Spiro, Intellectual Editor

REAL ESTATE NEWS

By TED ARONSKY
Our on-premises Realtor

Talks about
CONDO SALES AND RENTALS

The current real estate market reflects a shortage of offerings here and elsewhere; prices are at a level we haven't seen in many years. It is a seller's market for anyone contemplating a listing of their property. If you would like more information on current opportunities call or see me on the third floor of the South building, phone...

925- 3500

SUMMIT HADASSAH NEWS

During the long hot summer, our very active and still growing Hadassah Chapter under the leadership of our President Renee Lewis was extremely busy. Our popular Book Club members and avid readers met regularly every month for lively discussions led by Phyllis Finston and Evelyn Kraut based on the books, "Stones from the River", "Miriam's Kitchen" and "The Jew Store".

Judy Deutsch conducted an enjoyable afternoon adventure to a "Tour and Lunch" at the Diplomat Country Club, which was delicious and served beautifully; an excellent movie "Sunshine" at the Adventura Theaters; and a wonderful performance of Rodgers and Hammerstein Music at the Hollywood Playhouse.

We opened our Fall season meeting with a "Happy New Year" Luncheon featuring an inspiring Hadassah Convention video which was held in Los Angeles last summer.

At our October Meeting, the lucky attendees saw the hilarious film "Yiddle Mit Dem Fiddle" starring the inimitable Molly Picon.

We Summit Hadassah members are extremely proud of our organization's leadership and participation in all the worthwhile, educational, vocational, and medical projects we sponsor and support in Israel. It is more essential than ever that we continue our efforts to achieve our goals and hope for a lasting "Peace".

Everyone is invited to join our active Summit Hadassah Chapter, you'll be glad you did. For more information or membership, please contact President Renee Lewis or Membership chair, Gail Blumenthal.

*Sylvia Stoltz, Corres. Secy.
Summit Hadassah*

LOOKING ONLY AHEAD

By **Bob Spiewak**

Would'a, should'a, could'a,
Are thoughts we often hear.
But yesterday and last week are gone,
As also is last year.

As time goes on some things we've done,
We can no longer do.
And as the years go rolling on,
They may be quite a few!

So what! Just look ahead
Remembering to treasure
The items that all still remain
That give us so much pleasure!

How foolish to look back and fret,
The future's here to treasure.
And it is up to us
To enjoy it in full measure!

HALLOWEEN . . .

A 'BOO'TIFUL EVENING!

Once again the Gods smiled on the Summit Social Club and gave us wonderful weather for our "Cocktails Under The Stars". Returning snowbirds greeted year rounders they hadn't seen since April, some almost unrecognizable in their gaudy costumes.

The party then moved into the restaurant for dinner, dancing and general carousing. Sam Lena won two free memberships in the lottery and Larry Werbin won two tickets to a show.

Evelyn Kraut and Al Wolsky won the prize for the best costume; they came as Hershey bars - she plain, he with nuts.

Helping hands: Al Finkelstein, Larry Werbin, Keith Dewbury and Al and Linda Adelson. Thank you all!

The year 2001 memberships are now open. Don't miss out on the fun!

*Rosalind Katz, Secretary
Summit Social Club*



CONGRATULATIONS!

We extend our heartiest congratulations to Julia and Alfred D'Ottavio who celebrated their 50th Wedding Anniversary on August 6th, 2000. We wish them many more "milestone" anniversaries surrounded by their dear family and friends.

Join The Social Club And Join The Fun!



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

**WATCH
THE
BULLETIN
BOARDS
FOR
SPECIAL
EVENTS!**

THE SUMMIT OBSERVER

1201 South Ocean Drive
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