



OBSERVER

For and about the residents of the Summit

December, 2000

Vol. 18, No. 2



OUT WITH THE OLD . . . IN WITH THE NEW!

By Stu Bart

We are just days away from kissing off 2000, the year that made history with an "unpresidential" election that "voted" in Bush by a mere 4 electoral college votes but still lost in the popular vote. As we celebrate the New Year the traditional cry will be "*in with the new!*" On January 20th, 2001 the country will see the old Clinton out and the new Bush in.

It so happens that we here at the Summit will be participating in another election that will not need a recount or complaints about chads. Some of the nominees will be going out and some may be coming in, depending on the will of the voting unit owners. The selection of President will be the responsibility of the entire Board. So here we are faced with another situation of out with the old and perhaps in with the old.

I was talking with Al Finkelstein recently and he was full of confidence and satisfaction as I heard him proudly remark that "everything is now peaceful at the Summit, I made a rule that every complaint should be heard and acted on to the satisfaction of everyone." He also pointed proudly at all the attractive improvements accomplished the past year and assured everyone that there are other items in work or in the planning stages. Looks like we are "in".

I happened to look over some statistics on transfers of units in this current seller's market. Here, too, it looks like it's out with the old and in with the new ... neighbors, that is. It seems that the Summit is first choice for many buyers seeking a home on the ocean, for reasons we Summiters are familiar with. So far this year we have welcomed 45 new neighbors, almost 9% variance. In 1999 there were 29 going out and others coming in, in 1998 there were 38 new faces at the Summit. In just three years there have been 112 sales or a replacement of about 20% - one-fifth of all units available.

A condo is like a revolving door, people come in, people go out. At the Summit there is no problem selling an apartment, the demand is greater than the supply. A favorable market condition that causes values to go higher. A nice comforting feeling.

We welcome them all and any others who will be fortunate to find a seller who wants to leave and urge them to participate in so many of the wonderful facilities, patronize our cafe on the pool deck, join the social club and attend the wonderfully planned functions and get-togethers. There is a need to observe the rules and regulations and see that everyone else does. The Summit is a wonderful place for togetherness. Read the Bulletin Boards in the mail rooms to be aware of what's going on at the Summit. I have concluded, as many of you have, that trading the new for the old is a way of life everywhere, as it is here at the Summit ... whether you are a full-timer, snowbird, snowflake or snow drifter. We are just one big family of happy unit owners. (I hope.)

CANDIDATES FOR 2001 BOARD OF DIRECTORS

STEPHEN COHEN - SAM LENA
HAROLD LEVINE - ROSALIND KATZ
NATHAN KONIGSBERG - HARRIET SCOTT
BETTY THORNTON

(See page 4 for their resumes)

ELECTION DAY, JAN. 17th

VOTE FOR 5 CANDIDATES
QUALIFIED TO BE ELECTED.

**SUMMIT TOWERS
CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS

AL FINKELSTEIN President
HARRIET SCOTT Vice President
ROSALIND KATZ Secretary
DORIS NARON Treasurer
Al Adelson Irving Finkel Sam Lena
Richard Glasser 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

Irv Rosenkranz and Stu Bart wrote an article in the November "Observer" comparing the operation of a condo similar to the United States system of laws. They overlooked a very important item: The President of the United States Annual State of the Union Message. So, as President of the Summit Condominium Association, I feel obligated to give a "State of the Summit Message" to unit owners and residents.

Basically, we are in great shape! We did not find it necessary to increase the maintenance fee for the year 2001. With careful spending, we maintained our property to appear almost new. The landscaping is lush than ever, additional trees have been planted to further enhance the area surrounding our buildings, we have re-covered the putting green making it more playable for our avid group of golfers. We have also freshened up the horseshoe pitching court and resurfaced the shuffleboard court resulting with the "checkers" to be controlled by the players more accurately.

We have also improved the appearance of our lobbys with new furniture and trimmings giving it a more "homey" look. People now entering our buildings no longer feel the coldness of a glitzy lobby decorated with artificial waterfalls and museum-like statues.

We have replaced the pavement in front of both entrances to our buildings plus the garage with colorful pavers adding a touch of class and road wearability.

Our loyal housekeeping and maintenance staff keep our property clean and in tip-top condition. We will never permit the Summit to fall into disrepair resulting

in expensive replacements and repairs due to neglect. We managed to avoid serious law suits which usually are both time consuming and exorbitant lawyer's fees which must be paid win or lose.

In all aspects the picture is rosey and I am proud of my tenure as President of the Summit Towers. I sincerely hope and pray all residents will continue to enjoy living in an atmosphere of peace and harmony for many more years.

The Board of Directors join me in wishing every Summit resident a Happy and Healthy New Year. As every President of the United States usually closes his State of the Union Address, I too will close with, "And God Bless America".

NOTICE!

TO ALL RESIDENTS

**YOU MUST TURN OFF YOUR MASTER
WATER VALVE IF YOU ARE GOING
TO BE GONE FOR ANY LENGTH
OF TIME.**

* * * *

**YOU WILL BE BILLED FOR ANY CLEAN-UP
IF YOU ARE RESPONSIBLE FOR WATER
LEAKING INTO NEIGHBORING
APARTMENTS OR COMMON AREAS.**

MANAGER'S REPORT

By Joe Matukonis

In all my years as Property Manager, seldom have I seen a water pipe in a unit owners apartment burst during daytime hours when maintenance personnel are available to checkout the problem before it spreads causing a great deal of water damage. There must be some truth about the myth that when Murphy's Law rears its ugly head, everything is against you. In this case, when a pipe bursts (usually during nighttime), there is nobody available to gain entry to the flooding apartment in order to stem the tide and major water damage occurs in many areas. Most water pipes burst when pressure builds up, start dripping very slowly at first but gains strength rapidly and shortly the drip becomes a torrent and then, disaster.

We have often suggested that when residents leave for prolong periods of time to shut-off the main valve usually situated in the air conditioning room. If you cannot locate the valve, contact the condo office and

(continued on next page)

MANAGER'S REPORT (Continued from page 2)

we will gladly send a qualified person to show you exactly where the valve is located. It is incumbent upon all unit owners to shut off the water valve in your apartments when leaving for short or long periods of time. You will avoid costly damages and time-consuming repairs.

We have suggested that drivers exiting from the garage who intend to turn left should keep left as much as possible waiting for the light to turn green, thus creating ample space for cars to turn right when the traffic light is red. The good news is most of the exiting drivers are following our suggestion but the bad news is there are many drivers who may not be aware of "keeping left" when making a left turn. If you know that person, please notify him or her to keep left creating free access for drivers intending to turn right. Thank you!

My staff and I wish all Summit residents a Happy and Healthy New Year and may you all enjoy life.

**HIGHLIGHTS OF
BOARD OF DIRECTORS MEETINGS
Wednesday, November 22, 2000**

A membership meeting was held for the purpose of voting on reserves at 7:00pm. The secretary, Rosalind Katz certified that a quorum of members was present: 310 by proxy and one in-person for a total of 311. (Only 199 are required for a quorum). The votes of the members were certified as follows:

In favor of "Partial Reserves" - 279

In favor of "Full Reserves" - 7

In favor of "No Reserves" - 25

Therefore, "Partial Reserves" have been approved.

Regular Board Of Directors Meeting at 7:30pm.

Treasurer's Report: Doris Naron reported that the total operating fund is \$403,320.17 and the Summit has two units in foreclosure.

President's Report: Al Finkelstein commented that the landscaping was much improved due in part to the efforts of Ef Milestone and Betty Thornton. He also noted work has been completed on the putting green, shuffleboard and horseshoe pitching courts. Al stated he has the following "wish" list:

Decorative bricks for the A1A face of the buildings.

Enhancement of the elevator interiors - (electronics may also have to be redone).

The proposed budget, without any increase in maintenance, was accepted.

DON'T DOWNGRADE THE SUMMIT!!

Several years ago, when the Summit was in a legal hassle, every Board meeting seemed like attending a performance of Sid Caesar's "Show of Shows". Detrimental statements were made by some of our disgruntled unit owners that everyone in this vicinity knew how terrible our condo and its residents were. Something had to change because the Summit was getting a very bad reputation.

I remember questioning how everyone knew all about our turmoil and was told, "Word gets around!" Well, it sure does!

SKIP TO THE PRESENT DAY

This past Thanksgiving I was graciously invited to a home I had not previously visited and was introduced to a group of people residing in the Aventura area. As it often happens when you meet someone new, questions are asked about where you live and what building, etc. etc. As soon as I mentioned the Summit, the eyes of a person I met lit up and said, "Oh! I have friends there! Do you know so and so?" - "Yes", I replied, "Do you know so and so?" And so the conversation continued until this person said, "I've eaten in your coffee shop a number of times. Boy oh boy - you have some crazy people living in your building and your Board is cheap, they never spend any money and the people don't support the coffee shop, blah, blah, blah". I defended the Summit the best I could but find it sad that some people do not have self respect about where they live resulting in sullyng their own reputation and diminish the value of their own property.

While we may have different values, every one of us should work for the common and collective good. We should take pride in who we are and where we reside.

Don't Downgrade the Summit! Then, and only then, the reputation and the property value of the Summit will reach new heights where it belongs.

Rosalyn Turkish

**SUMMIT SHOW
BE A TV STAR!**

An Entertainment Committee is working on a fantastic show starring our residents. If you have a special talent or wish to participate (non-speaking and speaking parts), please join us for a lot of fun.

This production may be televised, so you can show off for family and friends. Rehearsal time will be minimal. Leave your name and phone number in condo office. You will be contacted after January 1st.

Dee Hertzmark - 923-6658

HIGHLIGHTS OF CANDIDATE'S RESUMES

PLEASE VOTE FOR THE 5 CANDIDATES YOU DECIDE ARE
BEST QUALIFIED TO SERVE THE UNIT OWNERS.

Once again we wish to remind you that voting for Board members is not a popularity contest. We need members of the Board who are qualified to spend our money wisely yet within budget; to see that our property is maintained properly and not fall into disrepair.

Stephen L. Cohen: I am seeking election to the Board of Directors of the Summit Towers Condominium Association. I was raised in Hollywood and my wife and I have been residents of the Summit for the past two years. I would like to offer my services to you by serving on the Board. I am an attorney and have skills that would be of value to the Board. I appreciate your consideration.

Rosalind Katz: Thirteen years service on Condo Boards. During my present term of office I have served as chair of the Rules and Regulations Committee, chair of the Restaurant Committee, on the Security Committee and Budget Committee. I am currently serving as an officer on the Board of Directors (as Association Secretary). I am a year-round resident and would like the opportunity to continue my work on behalf of the Association; I therefore ask for your vote.

Nathan Konigsberg: "I feel lucky to have experienced the concern's of property owners, investors and business operators first hand. I've been in their shoes, so I can appreciate their problems. I deal with contractors, labor unions and city and county building and zoning departments as a consequence of my own business interests, so I know how to get things done in a cost effective, efficient manner. I believe I'm well qualified to protect my interests and the interests of my neighbors at the Summit Condo."

(Complete resume available in Condo Office).

Sam Lena: Resident of Unit 1004-n, Tel. 921-4759

- Elected three times to the Board.
 - Former Vice President.
 - Greatest accomplishment - "Getting the Summit back on its feet after Hurricane Andrew."
 - My wife Emma and I love the Summit.
- My pledge to you - SERVICE!
- 1). On duty 24 hours a day.
 - 2). 7 days a week.
 - 3). 365 days a year.

I need your support. Thank you.

Harold Levine, P.E: Full time resident of the Summit. Previously a member of the Board of Directors of The Golden Isles Yacht Club. I saved the condo association over \$50,000. due to my experience in construction and knowledge of contracts. Have been previously in the construction industry on major projects as tunnels, highways, hospitals, public schools, etc. for over 45 years. Performed as a consultant to the construction industry after retirement. If elected, I intend to avail the Board of my knowledge of Engineering and Technical know-how, to help maintain the Summit buildings and facilities.

(Complete resume available in Condo office).

Harriet Scott: I have been a unit owner at the Summit for 15 years, the last three as a full time resident. For approximately 10 years I have been either chairman or co-chairman for the Summit Condo Association Election committee. At present I am the Vice President of the Summit Condominium Board of Directors. Many projects are undertaken during the summer months. As a full time resident, I will be available. I believe in Town Hall Meetings and workshop sessions to give unit owners the opportunity to voice their opinions and concerns.

(Complete resume available in Condo office).

Betty Thornton: Widow, mother of 4, solver of problems, optimistic, realistic, upbeat, friendly people person. . . . Lived in Summit 3 years and have enjoyed every minute of it. . . . Lived in the area more than 50 years. Willing to devote whatever time is needed to make the Summit a better place to live for all of us. . . . Want to be on the Board because I feel I can make a worthwhile contribution in both time and effort. I am a member of the Landscaping Committee and hope you have noticed the beautiful landscaping that enhances the appearance and value of our property. Please feel free to ask whatever questions you many have. Thanks for your vote.

SUMMIT HADASSAH NEWS

It is with great pride that in our seventh year, thanks to the efforts of President Renee Lewis and Membership Chairperson Gail Blumenthal, our still growing Hadassah Chapter has recently added fifteen new members to our roster. Truly an outstanding achievement.

Last November all our members enjoyed the best-ever mouth-watering desserts, both home baked and eye appealing, prepared by these talented ladies; Gail Blumenthal, Loretta Friedman, Audrey Lubel, Pearl Milestone, Pauline Nussbaum and Dorothy Pearlman. We also had the pleasure at this meeting listening to an excellent concert performed by our own classical pianist Leah Kaplan who received a well-earned round of applause.

Our annual Chanukah Card and Games Party in December was another huge success! More than one hundred ladies who attended enjoyed a gourmet lunch and competed for the wonderful raffle, door and Bingo prizes conducted by our hard-working Co-Chairpersons Judy Deutsch and Loretta Friedman. And a great time was had by all!

Our monthly Book Club meetings are attended regularly by our avid readers who are eager to discuss the interesting topics suggested by our readers. In November we read "The Red Tent" by Anita Diamant. The discussion leader was Nina Nissenfeld. "The Family Markowitz" by Allegra Goodwin was read in December and the discussion leader was Phyllis Finston.

On January 18th, Representative Eleanor Sobel, who is an active member of the Florida Legislature, will be the guest speaker at our Regular Meeting. Eleanor will give us the scoop of all the events taking place in Tallahassee and will also discuss Community issues that we should all be aware of. Everyone is invited to attend! (Yes, gentlemen included)

Due to the situation in the Mid East, it is more important than ever before that we help advance the goals of Hadassah for education, training, medical research and a lasting peace.

*Sylvia Stoltz, Corres. Secy.
Summit Hadassah*

**PLEASE REPLACE
GYM EQUIPMENT
AFTER USING!**

Thank you!

LIGHTNING STRIKES TWICE!

On Tuesday, December 5th, 2000 the skies opened up and the golfing Gods looked down on the 17th tee of the Diplomat Country Club and tapped Gloria Bart on her two firm hands gripping a 5 iron to hit across 105 yards of water to the flag sticking in the hole. Lightning lit the path of her "Pinnacle" ball that flew straight to its destination. Looking on were Pat Shanbom and Shirley Kestenbaum ... her cheering section.

Plop, plop, plop right into the cup for the second coveted "Hole-in-one". Was this Gloria's first experience with golfing destiny? Hardly! On October 26th, 1998 lightning struck for the first time on hole #3 at the California Club a distance of 150 yards. You see, lightning can strike twice.

Me, Stu Bart has to be content with just one measly hole-in-one. Who says women are the weaker sex?

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!

H-U-M-O-R

When all is said and done,
Life "aint life" without fun.
So start the New Year right,
Give yourself the proverbial "green light".

HAPPY HOLIDAYS!

*Your Personal Psychologist
Dr. Sylvia Herz*

P.S. I'm a poet and don't know it - Neither does anyone else.

He who loses money, loses much; he who loses a friend, loses more; but he who loses courage, loses all.

I'VE LEARNED . . .

(Excerpts from an article submitted by Harmon Berger)

I've learned . . .
that we don't have to change friends if we understand
that friends change.

I've learned . . .
that no matter how good a friend is, they're going to
hurt you every once in a while and you must forgive
them.

I've learned . . .
that true friendship continues to grow, even over the
longest distance. Same goes for true love.

I've learned . . .
that you can do something in an instant that will give
you heartache for life.

I've learned . . .
that you should always leave loved ones with loving
words. It may be the last time you see them.

I've learned . . .
that you can keep going long after you can't.

I've learned . . .
that we are responsible for what we do, no matter
how we feel.

I've learned . . .
that you either control your attitude or it controls you.

I've learned . . .
that regardless of how hot and steamy a relationship
is at first, the passion fades and there had better be
something else to take its place.

I've learned . . .
that heroes are the people who do what has to be done
when it needs to be done, regardless of the
consequences.

I've learned . . .
that my best friend and I can do anything or nothing
and have the best time.

I've learned . . .
that sometimes the people you expect to kick you
when you are down, will be the ones to help you get
back up.

I've learned . . .
that sometimes when I'm angry I have the right to be
angry, but that doesn't give me the right to be cruel.

Send this to all the people YOU BELIEVE in . . .
I just did.

Harmon Berger

(Thank you very much Harmon, for including me on your list
of people YOU BELIEVE in. - Irv Rosenkranz.)

LAWS TO LAUGH AT

(Hard to believe, but these silly laws are still on the books).

In Massachusetts it is illegal for mourners at a wake
to eat more than three sandwiches.

In Maine, it's against the law to step out of a plane in
flight.

In Vermont, be aware, whistling underwater is
definitely illegal.

In New York, the penalty for jumping off a building
is death.

In Connecticut, you can be stopped by the police for
biking over 65 m.p.h.

In Cleveland, you can't catch mice without a hunters
license.

In Rhode Island, it is an offense to throw pickle juice
on a trolley.

In Ohio, you're breaking the law if you get a fish
drunk.

In New Hampshire, citizens may not relieve them-
selves while looking up. But that's only on Sundays.

And in Arizona, it is illegal to hunt camels within the
state borders.

(Another service for law-abiding Summit residents).



SUMMIT INTELLECTUALS

We received only two correct answers to the quotation
printed in our November issue, Marilyn Borkin and
Bernice Troop. What's wrong with you guys, have
you misplaced your thinking caps? Oh well, maybe
the quotation was not a familiar one because Bernice
Troop wrote, in part, "This took a little time looking
up".

This is the correct answer to the quotation, "*They that
can give up essential liberty to obtain a little temporary
safety deserves neither liberty nor safety*" was made
by Benjamin Franklin and was much used in the
Revolutionary period. (Thanks to Marilyn Borkin for
that notation on her report).

The quotation for the month of December is:

**"To be prepared for war is one of the most effectual
means of preserving peace".**

Hint: This quotation was not made by Benjamin
Franklin. Do your homework and bring your answers
to the condo office, hopefully we will receive at least
10 correct answers. Good luck!

Milton Spiro, Intellectual Editor

AS WE CHANGE

- Reinvent Yourself.
- 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*

PERFECTION

Seeking perfection,
has never been my goal
Anyhow, I'd never reach it,
If the truth be told!

But who needs perfection?
Life can be really great.
If we accept the things we have
The things we miss won't rate.

Let's make a brief reflection,
And think about "perfection".
Would life be really better,
If we could predict each day?

Uncertainty may seem unfair,
And some failure and some strife.
But surely if we don't despair,
They add some strife to life!

By Bob Spiewak

JOIN THE FUN!

LINE DANCING WITH ROZ TURKISH

Every Tuesday and Thursday at 10:30am

Starts Thursday, January 4th

The Summit Social Club MOVIE NIGHT

EVERY THURSDAY

AT 7:30 - SOUTH LOUNGE

REFRESHMENTS

(Social Club Members Only)

BACK AGAIN!

CURRENT EVENTS

Joe Garbis - Herb Lipow

For an evening of timely topics and
audience participation.

EVERY MONDAY AT 7:30 p.m.
NORTH TOWER LOUNGE

Share your opinions with us!

THE EDITORS OF THE SUMMIT "OBSERVER"

Express their appreciation to all
the contributors who in the past year
have submitted delightful
and informative items.

Keep 'em coming!

Join The Social Club And Join The Fun!

The Summit Social Club
Presents
**A PURE GOLD
NEW YEAR'S EVE**

Open Bar & Hors d'oeuvres Buffet
Deli Platter with Trimmings
(at your table)
Fabulous Viennese Dessert Table

LIVE MUSIC

*Ladies ~ Wear Something
GOLD!*

SUNDAY, DECEMBER 31st 8:30 p.m.
North Tower Lounge

Reservations - AL 923-5820 Members \$ 40. pp
Guests \$ 45. pp

The Summit Social Club
invites you to
**AN ENTERTAINMENT
EVENING**

Thursday 11 January 2001 7 p.m.
at the Culture & Community Center (next door)
BEN KURLAND

FEATURING
VOCALIST SUSAN ASHLEY



AND



*'Ben is Philly's favorite comedian
The Philadelphia Inquirer*

FREE TO PAID UP 2001
MEMBERS - GUESTS - \$ 5

COFFEE & CAKE

RESERVATIONS A MUST CALL AL at 923-5820

**We wish all Summit Residents
A HAPPY AND HEALTHY NEW YEAR!**

THE SUMMIT OBSERVER

1201 South Ocean Drive
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