

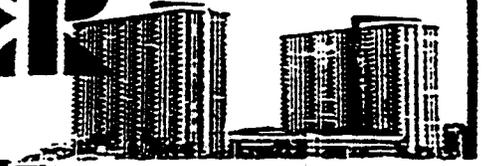
January and February, 2001

**THE  
SUMMIT**

**OBSERVER**

Vol. 18, No. 3

*For and about the residents of the Summit*



## **ACCENTUATE THE POSITIVE!**

By **Stu Bart & Irv Rosenkranz**

No, we are not about to burst into song but we do intend to sing praises about the character, conditions and management of the Summit, in short eliminate the negative. To complain is human, to forgive is divine, just a little twist of an old saying. We admit we have always been on the ready to report infractions of good behavior, errors of omission, uncooperative attitudes, name calling, unjustified complaining, obstreperous behavior and rules of defiance but we have had a change of heart and decided to highlight the better side of life at the Summit. We imagine you are puzzled by such journalistic generosity but be assured it is just a change of attitude based upon the recent peaceful atmosphere and by a letter we received from a new unit owner.

We would like to share a few excerpts with you. This letter is unsigned for reasons known to the unit owner, but here they are. "I have lived here for one year ... and have nothing but praise for the Summit and its residents". Something we haven't heard in years. "We find the residents to be friendly, amiable, and have never been greeted with anything but a smile and a pleasant word". Perhaps that's because they too are all of that. "The same is true for the staff ... they seem to be happy working here ..." Perhaps that's because our Manager has created a team with spirit. The letter further reads, "The management office is the best part. The staff is always courteous, helpful and pleasant..." This is something we old-timers have known for a long time and has seldom come up for criticism. Occasionally someone with an unjustified complaint shows strong disagreement and uses "rank" to become abusive. The conclusion states, "As you can see we are so happy here and cannot find anything to complain about". That seems to be the kind of

attitude all of us should adopt, it may be the formula for a Condo of happy unit owners. Unfortunately there is no such thing as a Condo Utopia, there are always dissenters, disgruntled personalities, unappreciative individuals, Board baiters and other sundry negatives. Fortunately they are in the minority with voices stronger and louder than the happy majority. Their song is discordant and unappealing. A situation that calls for "Eliminate the negative!"

Board confidence and Board respect can go a long way in creating a positive acting group that will protect our premises, our rights, our investment, our facilities and maintain an attractive interior in all public areas and generally keep up the prestige the Summit has earned in the nineteen years it has it has made thousands of residents happy. They are people who have fashioned strong friendships, enjoyed the great views knowing that the Summit is one of the few Condos that will never have the view of the Inter-coastal and the ocean taken away. They avoid friction by observing the rules and regulations and being a good and friendly neighbor. Oh, yes, the letter writer did also say, "The garage is always in perfect order". We agree. We couldn't be happier writing about the joys of living at the Summit and enjoying our neighbors, our friends, our home. Advice for the month ... "THINK POSITIVE!"

PS. We have made no effort to try to identify the writer because knowing the name would not make the message more cogent or acceptable, it signed off by saying, "I know most people feel like I do, keep smiling at each other, it pays off". We have no way of knowing if the writer is single, married, male, female or head of a family. He, she or they are most welcome at the Summit. As for all of us, KEEP SMILING!

*(Full letter on file).*

**If you don't read the Bulletin Boards,**

SEE PAGE 7

**You are missing a lot!**

SEE PAGE 7

**SUMMIT TOWERS  
CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS**

AL FINKELSTEIN . . . . . President  
 HARRIET SCOTT . . . . . Vice President  
 ROSALIND KATZ . . . . . Secretary  
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 ISRAEL SHRAGIE . . . . . Assistant Editor  
 MILTON SPIRO . . . . . Intellectual Editor  
 GENE TROOP . . . . . Photographer

**PRESIDENT'S MESSAGE**

By Al Finkelstein

\* \* \* \*

**THANKSGIVING IN JANUARY!**

Now that the Election is behind us, I wish to take this opportunity to thank some people who contributed their valued support to lighten my burden to perform the many obligations expected from a president of a 567 unit condo. If I overlooked anyone, please forgive me.

**I wish to thank the Board of Directors** for having faith in my ability and voted for me to continue being president of the Summit Condominium Association for another term. It is a most gratifying feeling having a Board of Directors willing to work with me to make the Summit a condo where all residents are proud to live in.

**I wish to thank Joe Matukonis**, our manager, for sharing his wisdom and condo experience with me. Without Joe's assistance and knowledge of condo rules and regulations plus "shopping around" to get the most for every dollar we spend at no sacrifice of quality is a giant plus for the Summit. He also has a great rapport with our employees and has earned their respect. Joe Matukonis is a tremendous asset to the condo.

**I wish to thank Robyn and Mickie**, our office assistants for the efficient manner of fielding complaints from unit owners sparing me the problem to appease their demand for "instant" compliance to their complaints. They are also hardworking gals doing their normal chores without complaining and getting things done in a proper manner.

**I wish to thank our maintenance and housekeeping staffs** for their loyalty and efficiency. It is a comfort to know that we have people like Ramon and Alfredo available at a moments notice should an emergency arise. Our housekeepers keep the premises sparkling clean but cannot clean-up after uncaring residents who mess up the public areas running barefoot with sandy feet and wet bathing suits in the corridors and elevators. Please be aware of this unenforceable problem and don't blame the housekeepers, they really are doing a great job.

**I wish to thank all Summit volunteers** for graciously giving their time, knowledge and energy to enhance the Summit. Their input is a hidden asset benefitting all residents.

Last, but not least:

**I wish to thank Neysa** - for her understanding and tolerating my erratic schedule which includes hours spent daily in the office and numerous meetings other than our normal monthly General Meetings. Neysa knows how strong my obsession is to enhance the Summit and has made many suggestions which has been considered and adopted. Yes!, my Neysa is a great asset to the Summit and I am proud of her.

\* \* \* \*

**My New Years Resolution:** I resolve, with the help of the Board of Directors and Joe Matukonis, our manager, never to permit the Summit to fall into a state of disrepair and wherever possible further enhance our buildings. Even if we shell out a few extra dollars, the value of your property will increase. Have a good and healthy year!

**MANY THANKS TO THE  
ELECTION COMMITTEE**

We are most grateful to our Election Committee for giving their time and effort to tabulate all votes cast to determine which candidates will fill the five vacant seats on the Board of Directors. Each ballot was closely scrutinized by the Election Committee for validity before they were counted, a time consuming project indeed. Florida Sunshine Laws are very strict about electing members to the Board and the committee was extra cautious to make sure that every Florida law was adhered to.

We doff our hats and extend a hearty thanks to the following Election Committee members:

- James & Frances Borchart, Bridget Dobre,
- Gary & Theresa Kelly, Ann Mignonoga,
- Leon and Joan Moskovitz, Ettie Shragie,
- Roz Turkish and Harold Zipperman.

All these volunteers deserve a double thanks. Not only did they verify the outer envelope information during the afternoon, they returned that evening to open the ballots and count the votes.

## MANAGER'S REPORT

By Joe Matukonis

This report is for the birds. As many Summit residents are aware, our buildings have been invaded by an unusual amount of birds. Needless to say, these birds are not welcome at our premises for obvious reasons. In order to rid our buildings of them, short of resorting to sentencing them to death, we are in the process of experimenting with a "Bird Expeller". These machines are basically an amplified recording of birds being attacked by larger predator birds causing panic and they fly away to a safer area without being harmed. We have placed these amplifiers in various areas of our buildings and without fail, believe it or not, it works! The birds fled in a state of panic.

Now for the bad news. We have received many complaints from residents about the loud shrieking emanating from the "villian" birds and the cries of distress from the birds being "attacked". So we find ourselves in a "Catch 22" situation. We cannot lower the volume of the recording because the pesty birds cannot hear the natural sound of the predator birds and will ignore the recording and continue to roost all over our property and, shall I say, mess up thing pretty badly. We also cannot wait for these birds to migrate elsewhere, these birds are all year round natives of Florida, this is their turf. We must get rid of these birds somehow. We are seeking other alternative methods to dispossess these unwanted feathered friends. Will keep you posted.

## HIGHLIGHTS OF BOARD OF DIRECTORS MEETING Wednesday, December 20, 2000

**Treasurer's Report:** Doris Naron reported the Summit operating fund has a balance of \$273,631.57 with approximately \$140,000. due shortly for insurance.

**Secretary's Report:** Mrs. Katz reported that the Security Committee met on December 5th to discuss upgrading Kent employee training and the camera security system.

**Manager's Report:** Mr. Matukonis reported that the Summit is experimenting with a "Bird Expeller" electronic device that has a recording of various bird sounds which are audible to humans.

**President's Report:** Al Finkelstein reported he has been working with Otis Elevator on the status of the elevators and electronics that need to be redone. The estimate is \$30,000. less than Quadomain for equal quality. This project will require an assessment. He further stated that the pool deck furniture is nearly done with 2 pieces still to be completed.

## TED TALK . . . The Real Estate Corner

I would like to take this opportunity to wish you and yours A Happy and Healthy New Year.

As an addition to The Observer, in this issue and all future issues, I will be writing a brief column to keep you abreast of the real estate market at the Summit and the surrounding area, in general.

Due to the short supply of oceanfront condominiums in Hollywood, the development of the Diplomat Hotel, the resurgence of downtown Hollywood, and lastly, but in my opinion, most importantly, the prices of new units in the local real estate market (which incidently are selling at a rapid rate), I would estimate the value of Summit units have risen approximately 20-25% in the past year.

In the near future, The Diplomat Hotel will experience its highly anticipated opening, and the Riviera Condominium in Hallandale will break ground, with the largest units being 1600 square feet, selling at approximately \$225. per square foot. These events, coupled with the ongoing revitalization of downtown Hollywood and continued demand for oceanfront living, lead me to believe that values at The Summit shall continue to rise.

Presently, there are only 3 units for sale and 1 unit for rent at The Summit. For your information, my office is located on the third floor of the South Tower and my telephone number is (954) 925-6500, extension 24. If any unit owner would like to discuss the value of your particular unit, or any other real estate matter or needs, including other condominiums in the area, please do not hesitate to contact me or my staff. We would be happy to chat with you.

Once again, I wish you and yours the very best in the upcoming year.

*Ted Aronsky*



## THE SUMMIT LIBRARIES

Just a reminder that we have a library in each building located on the second floor. The shelves are stocked with an assortment of hard cover books, paper backs and a variety of magazines. The library operates on the honor system. If you have any books, paperbacks, etc. that you no longer have use for, we would appreciate it very much if you bring them down to the library, so we can replenish our supply of reading material. Thank you very much.

*Betty Thornton*

## A HAPPY(?) LETTER FROM MOTHER

*Dear Darling Son and that person you married:*

*Happy Holiday to you, and please don't worry. I'm just fine considering I can't breathe or eat. The important thing is that you have a nice holiday, thousands of miles from your ailing mother. I've sent along my last ten dollars in this letter which I hope you'll spend on my grandchildren. God knows their mother never buys them anything nice. They look so thin in their pictures, poor babies.*

*Thank you so much for the birthday flowers, dear boy. I put them in the freezer so they'll stay fresh for my grave. Which reminds me ... we buried Grandma last week. I know she died years ago, but I got a yearning for a good funeral so Aunt Berta and I dug her up and had the services all over again. I would have invited you, but I know that woman you live with would never have come. I bet she's never even watched that videotape of my hemorrhoid surgery, did she?*

*Well son, it's time for me to crawl off to bed now. I lost my cane beating off muggers last week, but don't you worry about me, I'm getting used to the cold since they turned my heat off and am grateful because the frost on my bed numbs the constant pain. Now don't you even think about sending any more money, because I know you need it for those expensive family vacations you take every year. Give my love to my darling grandbabies and my regards to what-ever-her-name is -- the one who stole you screaming from my bosom.*

*Happy Holiday!*

\*\*\*\*

Editor's note: This is a variation of several humorous items we have previously printed in the Observer about mothers who intensely dislike their son's wives or future wives.

### A BIT OF "DOTING MOTHER" HUMOR

A 35 year old bachelor, an only son living with his parents, had an ongoing problem pleasing his "sick" mother. She found fault with every woman he brought home for her approval. This one had a crooked nose, that one had crossed eyes, another had a nervous twitch, still another stuttered and so on. She found fault with every woman he brought home without exception. And the years flew by without finding a bride his mother approved.

One day he rushed home and excitedly said to his mother, "Ma! - I finally found the perfect woman, there is no way in the world you can find fault with her. She reminded me of you the first time I met her. She looks exactly like you, she walks like you, and talks like you. I would like to bring her here for one

of your famous Friday night meals. You will love her! She is even a school teacher". His mother replied, "All right, bring the beauty Friday night and I'll look over the prize".

That Friday night he brought his lady friend and introduced her to his parents and sat down for dinner. His mother served gefilte fish and asked his lady friend if she would like another portion. Being polite, she said, "Of course, this is the best gefilte fish I ever tasted" and drank a glass of seltzer. Two portions of matzoh ball soup, brisket of beef, more seltzer, tea and cake and polite conversation, the meal ended. After drinking so much liquid, the potential bride needed the ladies room rather urgently so she inquired where it was located and was told next to the dining room. Being polite, she turned the water faucet full blast to drown out the "splash" sound that may occur while performing her biological function.

He told his mother to wait up for him after he took the woman home, he was so anxious to get her approval. When he returned, he said, "Didn't I tell you she was 100% perfect! Is it possible you can find any fault with her?" His mother shrugged her shoulder and replied, "She pees like a horse!"

He ran to his father and said, "Pa, what do you think of her? You always approved every girl I brought home. Isn't she the best?" His father crinkled his nose and disgustedly said, "The worst you ever brought home. She reminds me of your mother!"

### COLORED?

(Note: I came across this item and want to share it with you.)

A black man was working alongside a white man when he said:

"You know I'm Black.

I was born Black.

When in the crib I was Black.

When at school I was Black.

When married I was Black.

When fatherhood came, I was Black.

When I die I will be Black.

You were born Blue.

Until a doctor spanked you, Pink.

In the sun you turn Red.

Then you become Brown.

You turn Purple with rage.

You become Green with envy.

You turn Yellow when sick.

You become ashen Grey when you die.

And you have the nerve to call Me "COLORED"?"

*Your Personal Psychologist  
Dr. Sylvia Herz*

**SUMMIT HADASSAH NEWS**

Our January Meeting was once again well attended by many Hadassah members and their guests. Our guest speaker was none other than our favorite Legislative Representative, Eleanor Sobel who held her audience entranced with her report about on-going events and various problems in Talahassee, our State Capitol. Eleanor Sobel explained in detail some of the serious problems Florida faces such as providing adequate education for our ever-increasing volume of students in the State of Florida.

Of all our activities, the most popular are the Reviews at our Book Club Meetings. Many book devotees are always present at these meetings and participate enthusiastically in the lively discussions. At our January meeting, Ida Marcus reviewed "Second Hand Smoke" by Thane Rosenbaum which was well received by everyone. Our February selection, "Flowers in the Blood" by Gay Courter will be reviewed by two of our members, Evelyn Kraut who will relate the historical background and Phyllis Finston, who will give us the storyline of this great book. We are looking forward to a most interesting book review. Don't miss it!

Thanks to the effort of Gail Blumenthal, a group of Hadassah members went to the Hollywood Playhouse to see a performance of "Fiddler on the Roof". It was a wonderful treat for all of us who attended this show. "Fiddler" had everything, its the kind of show you never tire of seeing, and the music and lyrics such as "Sunrise, Sunset" will never die.

On February 15th we will have the pleasure of presenting a Luncheon and Fashion Show to benefit the "Young Judea" program of Hadassah. The Fashion Show will be provided by our own Life Member Regina Finkel, the proprietor of "Regina's Fashions" and our own Summit Lovely Ladies will be the models. Everyone is invited to join us at this Gala Affair and enjoy the fun! For more information please call President Renee Lewis, 929-9930.

*Sylvia Stoltz, Corres. Secy.  
Summit Hadassah*

**PLEASE REPLACE  
GYM EQUIPMENT  
AFTER USING!**

\*\*\*

Thank you!

**50th ANNIVERSARIES**

We wish the following Summit residents a belated Happy and Healthy 50th Anniversary and many more milestone (no pun intended) anniversaries.

MILTON AND JOYCE AXELROD  
PHIL AND HELEN KRETCHMAN  
EF AND PEARL MILESTONE

May you always be blessed with love and affection from your dear family and friends.

Editor's note: Still trying to start an organized column consisting of birthdays and anniversaries exclusively. Have no fear ladies, "year" of birthday will never be printed. Leave your name, birthday and anniversary dates in Condo office so we may start compiling a list of birthday and anniversary greetings.

**'S NO USE COMPLAINING!**

If "tw'er Spring, it would be raining,  
But in Winter, it is snow.  
The walking may be tougher,  
But notice as we suffer.

The way the ground reflects  
The lovely sunshine's glow,  
The illumination of the street lights,  
That help to show the way  
Seem so much lighter, so much brighter  
Than they do by day!

Let's rejoice in what we have,  
Forget what we have not.

"S no use complaining,  
Positive thinking helps a lot!

*By Bob Spiewak*

**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!**

**HERE ARE SOME ACTUAL LABEL INSTRUCTIONS ON CONSUMER GOODS**

- On Sears hairdryer: "Do not use while sleeping".
- On a bag of Fritos: "You could be a winner! No purchase necessary. Details inside".
- On a bar of Dial soap: "Directions: Use like regular soap".
- On some Swanson frozen dinners: "Serving suggestions: Defrost".
- On Tesco's Tiramisu dessert (printed on bottom of box): "Do not turn upside down".
- On Marks & Spencer Bread Pudding: "Product will be hot after heating".
- On packaging for a Rowenta iron: "Do not iron clothes on body".
- On Boot's Children's Cough Medicine: "Do not drive a car or operate machinery after taking this medication".
- On Nytol Sleep Aid: "Warning! May cause drowsiness".
- On most brands of Christmas lights: "For indoor or outdoor use only".
- On Sainsbury's peanuts: "Warning! Contains nuts".
- On an American Airlines packet of nuts: "Instructions: Open packet and eat nuts".
- On a child's Superman costume: "Wearing of this garment does not enable you to fly".

**DID YOU KNOW?**

In Shakespeare's time, mattresses were secured on bed frames by ropes. When you pulled on the ropes the mattress tightened, making the bed firmer to sleep on. That's where the phrase "goodnight, sleep tight" originated.

\*\*\*\*

All stamps purchased in Israel are kosher. This law was introduced to accommodate the ultra orthodox jews who would not purchase stamps for fear the gum on the back of the stamps was made from non-kosher ingredients.

\*\*\*\*

**OVERHEARD . . .**

Said the rabbi to his friend, "Two of the most terrible things in the world are ignorance and indifference. To which his friend replied, "I don't know and I don't care".

**SUMMIT INTELLECTUALS**

Once again we received two correct answers, (both from women), to the quotation:

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

The correct answer is George Washington who made that statement to both Houses of Congress.

The winners are Marilyn Borkin and Roz Turkish.

What's wrong with the guys? Would you believe that two issues in a row without a male winner! O.K., fellers, and of course the ladies, put your thinking caps on and come up with the correct answer to this quote:

**"I think I had better bathe before I drink the poison and not give the women the trouble of washing my dead body".**

Hint: This quote was not made by Plato. Bring your answers to the condo office and join the ever-growing list of Summit intellectuals.

*Milton Spiro, Intellectual Editor*

**A SISTER IS A VERY SPECIAL PERSON.**

A sister is somebody special  
 who shares all our plans  
 and our schemes,  
 A companion who listens  
 with interest and patience  
 to all our hopes  
 and our dreams . . .

She's someone who joins us  
 in moments of laughter,  
 who knows all our doubts  
 and our fears,  
 Someone to treasure  
 deep down in the heart  
 with a closeness that grow  
 through the years.

*Anon.*

**PLEASE USE YOUR  
 KEY CARDS  
 TO ENTER  
 BOTH BUILDINGS!**

# ON THE BULLETIN BOARDS

## CURRENT EVENTS

With Joe Garbis and Herb Lipow

For an evening of timely topics  
and audience participation.

**EVERY MONDAY AT 7:30 p.m.**

North Tower Lounge

The Summit Social Club

## MOVIE NIGHT

**EVERY THURSDAY**

**AT 7:30 - SOUTH LOUNGE**

\*\*\*\*

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## TAP DANCING

GREAT EXERCISE, FUN AND RHYTHMS

Thursdays at 4 p.m. - North Lounge

\*\*\*\*

Call . . .

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**JOIN THE FUN!**

\*\*\*\*

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**EVERY TUESDAY AND THURSDAY**

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**Get Fit! - Have Fun!**

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## LOW IMPACT EXERCISE

Every Monday, Wednesday and Friday  
9 a.m. to 10 a.m. - North Tower

\*\*\*\*

**EVERYONE WELCOME!**

THIS IS A

## NO SMOKING BUILDING

It is your responsibility to see that  
your tradesmen and visitors  
know that

**SMOKING IS NOT PERMITTED**

In any indoor area  
except in your own unit.

*Join The Social Club And Join The Fun!*

**On Saturday, 17<sup>th</sup> February, 2001**

***The Summit Social Club***

**Presents**

**A VALENTINE'S DAY PARTY  
IN THE NORTH TOWER LOUNGE**

**7 p.m. ~ Cocktails & hors d'oeuvres (open bar)**

**8 p.m. ~ Boston Chicken Dinner & Trimmin's**

**Dessert & Coffee**

**LIVE MUSIC**

**RSVP AI 923-5820**

**\$ 12.50 - member**

**Leave check in the office**

**\$ 15.00 - guest**

**THE SUMMIT OBSERVER**

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