



# OBSERVER

For and about the residents of the Summit



Vol. 18. No.4

## HOW TO ASSESS AN ASSESSMENT.

By Stu Bart and Irv Rosenkranz

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The two words that bring terror into the hearts of Florida Condo owners are, "Hurricanes" and "Assessments", one can blow the house down and the other can blow the mind! At this moment in time hurricanes are not in season but an assessment can hit where it hurts in a moment's notice. When the recent levy was passed it devastated a group of objectors like what Hurricane Andrew did to South Florida. The battle cry was the perennial argument, "We don't need it!" and "It costs too much". Neither one is really valid. We do need it and cost is not a factor when the safety and peace of mind of people are at stake.

Let us review a few fundamentals of Condo life. When a Condo is purchased one has ownership of the apartment but he does not own the building, it's in the care of the Condo Association and the unit owner's mandated Board of Directors. The authority for decision making is in a nine member Board of Directors whose responsibility is the care of premises and all the facilities, all the costs involved in maintaining a Manager and an appropriate staff. The costs of such supervision is established in a budget which is the fiscal responsibility of the unit owner who makes a quarterly payment called "Maintenance" in which is included an amount placed in reserve for predictable circumstances. The unit owners voted for "Partial reserves" which keeps maintenance at a lower level, a sensible alternative, but it does not cover emergency items and unseen problems such as our elevators. After 20 years of use the electronic controls are faulty and out of date. To put it simply they are unsafe and unpredictable.

Most of us are familiar with the eccentricities of each

of the six passenger elevators in both buildings, the two service elevators also. They have been unreliable for quite a spell, the frequency of between floors stops, doors that do not open for exiting, unresponsive to requests for service and irritating delays. Is this the way elevators should perform in a luxury complex? Hardly! No one has the desire to live with fear and panic, it is expected instead to have peace-of-mind and safety assurance. The Summit's architectural appearance as a prestigious beachfront property makes it a desirable home for potential unit owners and a source of pride for its residents.

Currently, every time a single listing appears whistles blow, fireworks explode and the realtor begins to see dollar signs flashing like a neon sign. We need to keep this high level of desirability if the Summit is to maintain its prestige, its history of safety; safe from intruders, safe pool deck, safe garage, safe entrances and safe exits and understandably safe elevators.

We could generally avoid assessments if we were on "full reserves" but the penalty for such a program would of necessity raise the maintenance to a considerably higher level. It is almost a unanimous no-no, such an option is not desirable. So, brace yourself, from time to time you will be called upon to pay a necessary assessment, which you should think of as "bread cast upon the waters". This method seems to have worked quite well for the past twenty years. Also keep in mind that the lower the maintenance cost the higher demand on resale.

Replacing efficiency and safety in our elevators is a must, as far as the ceiling tiles are concerned they will certainly, after 20 years, look better and possibly avoid a tile falling on someone.

(continued on page 3)

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

SEE PAGE 7

### You are missing a lot!

SEE PAGE 7

**SUMMIT TOWERS  
CONDOMINIUM ASSOCIATION**

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**PRESIDENT'S MESSAGE**

By Al Finkelstein

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**ABOUT THE ASSESSMENT.**

An assessment made the Board of Directors is not the best way to make friends in any Condo. The Summit is almost 19 years old and is beginning to show its age. Repairs need to be made in its early stage before they worsen and become more costly to correct. A project that would cost \$10,000. in 2001 will cost at least \$12,000. in the year 2002 due to further deterioration plus inflation. Remember the old adage we learned in school: "A stitch in time saves nine".

We haven't had an assessment in many years and this Board inherited many problems which previous Boards "tabled" for the next Board to contend with. Believe me, the Board agonized plenty which project needed immediate attention. The most important project on the list was obviously the elevators, without question. We are deeply concerned about the safety and comfort for all Summit residents and visitors who ride the elevators. This major problem must be corrected at once!

The ceiling tiles are 19 years old and shabby looking. Replacing them will help freshen up and enhance the hallways. Over 35,000 ceiling tiles are required for this project.

As for the concrete project, there are several areas in the garage, the East wall and 3 balconies that requires extensive repairs. If we neglect to correct these areas the concrete will deteriorate further causing a possible dangerous situation plus additional expense.

The water pump booster is almost 19 years old and

needs replacing. It is cheaper in the long run to replace it with a brand new pump than patch up the old one. The water pump pumps the city water from ground level up to the penthouse floor. A very important piece of machinery.

I am fully aware that nobody likes an assessment, neither do I, but there isn't a condo that hasn't had an assessment for items not included in the budget. Our last assessment was about 8 years ago so I think the Summit unit owners have little to complain about assessments.

We will do everything in our power to maintain our property in outside appearance and a spic and span inside. Our wish is for every unit owner to be proud to invite friends and relatives and show off our beautiful Summit. We will never permit the Summit to fall into disrepair! God bless you all.

**MANAGER'S REPORT**

By Joe Matukonis

I am happy to report that our water conservation measures are paying dividends. Our water and sewer bills for the month of January show a one thousand dollar reduction per building. *Keep up the good work!* Unfortunately, our plants will begin to show the effects of lack of watering.

The concrete repairs to the garage should be completed sometime the week of February 26th. The repairs were a little more extensive than anticipated.

We continue to fight the battle of the pigeons. We have employed the services of a company that specializes in the relocation of pigeons. We have had two treatments and there is a perceptive reduction in the number of pigeons on the property. One of our residents saw fit to contact both the City of Hollywood and the Florida Animal Control and complain that we were poisoning the birds at the Summit. That is simply not true. The chemical used is called ARVITROL which has been approved by the State of Florida for use in controlling and relocation of the pigeon population. The chemical causes discomfort and encourages the birds to roost elsewhere. This same company was successful at the HALLMARK and they are satisfied with their results.

Finally, the Board passed a Special Assessment at their meeting on February 21st. All unit owners should be receiving the notice in the mail in the very near future.

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God did not create woman from man's head that he should command her. Nor from his feet that she should be his slave. But rather from his side that she should be near his heart.

Talmud

**Assessment** (continued from page 1)

So rest easy, we have overcome assessments in the past and this one is no exception. When everything is accomplished we will all step back, look at our twin towers and say, "Gee, I'm glad to be one of the happy unit owners enjoying a beautiful and safe atmosphere". Thanks to a conscientious Board who are also our neighbors and unit owners who are not exempt from paying the assessment.

**HIGHLIGHTS OF BOARD OF DIRECTORS MEETING**  
**Wednesday, February 21, 2001**

During the Town Hall meeting, Mr. Bob Wilson of Otis Elevator Co., answered questions concerning their proposal to modernize our elevators.

\* \* \* \*

President Paul Finkelstein complimented Ef Milestone on the beautiful landscaping.

**Treasurer's Report:** Doris Naron reported we have \$218,809. in our operating fund and \$626,326. in the Reserve account.

**President Al Finkelstein** . . . noted that there have been many complaints about Total's service. Pride Air Conditioning will make a presentation on Wednesday, February 28th at 2 pm.

**An amended motion** . . . to approve a Special Assessment for modernization of our elevators in the amount of \$580,000. pending competitive bids. Money to be refunded to unit owners should a lower bid be accepted was approved 7 to 2.

Garage concrete repair, replacement of water pump booster and replacement of ceiling tiles were unanimously approved.

Upgrading of West garage front was tabled pending formation of a committee to present new proposals.

**"A STITCH IN TIME SAVES NINE"**  
**How to avoid washing machine flooding!**

We have had several disastrous floods in apartments due to bursting washing machine hoses. This is an article printed in the Action Line column (Mar. 27) that can prevent lots of expense plus personal grief.

**Q.** I read Action Lines's list of life expectancies for appliances and was compelled to write. People need to be warned about the hazards of old washing machine hoses. I woke up to ankle-deep water after the hose from my washing machine burst in the middle of the night. I didn't know that could happen! Probably the best thing to do is replace both the hot and cold water hoses with metal ones. And now I fear the water heater will burst and I'll have to go

through the same nightmare drying out the carpets, woodwork and furniture.

Is there any type of equipment that would sound an alarm if water begins to leak? What can I do to prevent another disaster?

*Andrea Loncaric, Miami*

**A.** To prevent disaster, keep an eye on things. Appliances should be regularly checked for signs of wear and tear. Rick Miscaro, a licensed journeyman plumber with Douglas Orr Plumbing in Miami Springs, recommends checking the washing machine hoses every few months for abrasions, cuts and developing leaks.

Stainless steel braided hoses are better but more expensive, he said. If you do switch to the metal hoses, they should be changed every five years. Rubber hoses are OK, but should be changed every two years.

\* \* \* \*

**When did you last change your washing machine hoses?** If you have any questions about changing the hoses, feel free to consult with Joe Matukonis, our manager, he will gladly advise what procedure to follow that will prevent flooding in your apartment.

*Submitted by Al Adelson*

**LETTER TO THE EDITOR**

At the last meeting of the Board of Directors, there was a discussion of many improvements at the Summit requiring a large assessment. As a unit owner, I wish the Summit to be maintained in excellent condition. I would like to remind the Board that the best is the cheapest in the long run. Our elevators are very important to all of us. Properly functioning elevators is our number one priority. The beautification of the elevators should be appealing to the eye as well as be dependable. I suggest that a knowledgeable committee consult a reputable decorator and after five failures we will finally be blessed with elevators pleasing the taste of most unit owners.

I further suggest that interested unit owners be permitted to view the presentations of material or photos of prospective elevators. This way the committee will get the consensus of unit owners opinions.

I am in favor of doing whatever must be done to enhance the value of our property with the wise consideration for our unit owners, after all we are the ones paying the piper for these projects.

*Ruth Scott, apt.1108-N.*

\* \* \* \*

I was born in 1962. It's true! And the room next to me was 1963.

*Joan Rivers*

**KUDOS & THANKS TO EVERYONE**

Kudos to all for jobs well done. First to Stu Bart and Irv Rosenkranz. This month's Summit Observer was wonderful. We loved all the Positives! From the first page to the last it was an issue we should continue to see. We love the change in attitude and yes, you are reflecting the recent peaceful atmosphere.

The President's Message from Al Finkelstein was well put and we agree with everything he said. Thanks, Al, for expressing it all. We all don't get to express our "thanks" as often as we should. Joe Matukonis has been a nice addition and we can't say enough about Robyn and Mickie. It's nice having such a team in the office.

We wholeheartedly welcome the new neighbor who wrote that wonderful letter which seems to get us on tract again, as well as all the new neighbors.

*Gigi and Milton Greene, 2101-N*

Editor's message: While we are on the subject of "kudos and thanks", Thank You very much for your beautiful letter to the editor.

**To the person who sent an unsigned LETTER TO THE EDITOR**

As a general rule we do not print unsigned "letters to the editor". However, infractions of common sense behavior in the garage has always been a problem from day one. We often call attention in the Observer to obey the simple rules such as speeding, parking in assigned spaces and following the arrows to no avail. There really is no excuse to jeopardize the lives of residents who are not as nimble as they were in the days of yore, forced to leap backwards to avoid being struck by an onrushing car. There is also no excuse for people to be verbally abused using profanity as you so poetically described in your letter. Apparently the lady who uttered the "ugly" four letter word starting with the letter "F" is no lady.

You wrote in your letter: "Perhaps you can ameliorate the problem in a clear Solomonic manner!!" Sorry to disappoint you. This is a problem without a practical solution. Your only recourse is to report the "lady" to the condo office who will give your complaint to the manager. There really is not much he can do other than send a letter to the "lady" not to use profanity when discussing garage rules with a neighbor. As you wrote in your letter, "I will not sign as I wish no further contact with the aforesaid "lady". Simply, as you wrote in your letter, don't have further contact with her because this is a no win situation.

\* \* \* \*

The Lord could not be everywhere, so he created mothers.

*An old saying*

**TED TALK . . .  
The Real Estate Corner**

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.

In the last edition of the Observer I mentioned there were three units for sale at the Summit. These units were sold within seven days. There are presently two additional units on the market for sale, and two units for rent. *The prices keep going up!*

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.

For your information, my office is located on the third floor of the South Tower and my telephone number is (954) 925-6500, exten-tion 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.

Wishing all you snowbirds a great summer, see you soon.

*Ted Aronsky*

**HOLIDAYS AND HOLYDAYS**

What'll we give the kids this year,  
And our family and our friends?

Not from TV, E-Mail or post,  
It is true that this dilemma never ends!

We're hounded on the TV, by post and E-Mail,  
You can buy most anything and it's all "on Sale".

But the thing that we all cherish most,  
Simply cannot be bought,  
Not by TV, E-Mail or post,  
Just send a loving thought.

*By Bob Spiewak*

## ANOTHER "MOTHER" STORY

A young Jewish man excitedly tells his mother he's fallen in love and going to get married. He says, "Just for fun, Ma, I'm going to bring over 3 women and you try and guess which one I'm going to marry". The mother agrees.

The next day, he brings 3 beautiful women into the house and sits them down on the couch and they chat for a while. He then says, "Okay, Ma. Guess which one I'm going to marry". She immediately replies, "The red-head in the middle".

"That's amazing, Ma. You're right. How did you know?" With an expression of disdain, she answered, "I don't like her!"

*I wish to thank all my dear friends  
at the Summit for their kind  
expressions of sympathy.  
Your words of comfort was  
very meaningful to me.  
Belle Rosenkranz*

## Attitude

*The longer I live, the more I realize  
the impact of attitude on life.*

*Attitude, to me, is more important than facts. It is  
more important than the past, than education,  
than money, than circumstances, than failures  
than successes, than what other people  
think of, say or do.*

*It is more important than appearance, giftedness  
or skill. It will make or break a company, a church,  
a home - YOU! The remarkable thing is we have a  
choice every day regarding the attitude we will embrace  
for that day. We cannot change our past . . . we cannot  
change the fact that people will act in a certain way.  
We cannot change the inevitable. The only thing we can  
do is play on the one string we have and that is our  
attitude. I'm convinced that life is ten percent what  
happens to me and ninety percent how I react to it.*

*And so it is with you . . .  
we are in charge of our attitude.*

Submitted by Mrs. H. Spinak, 216-n.

## SUMMIT HADASSAH NEWS

On Thursday, February 15th our members and guests enjoyed a delicious luncheon and a beautiful Fashion Show presented by Regina's Sportswear of Hollywood. Every person present received a beautiful printed program entitled, "Spring 2001 - A Sneak Preview". The commentator for this outstanding event was Phyllis Broccone of Regina's Sportswear. The categories were: Day Wear, Springtime Denim, Casual Elegance, Day into Evening and the ever popular Evening Affair ensembles.

The models for this event were our own lovely Hadassah Members; Gloria Beer, Gail Blumenthal, Sylvia Cohen, Phyllis Finston, Renee Lewis, and Nina Nissenfeld.

The models and the latest style outfits they wore were given an enthusiastic round of applause which they richly deserved.

The afternoon's activities helped us achieve our goal, a generous donation to Young Judea, a Hadassah program designed for interested young people to understand the importance of Israel. A real worthy cause.

On Thursday, March 15th our Regular Hadassah Meeting will be devoted to Woman's Health Issues. Rose Heiset, the Hadassah National Health and Education Chairperson, (a popular speaker) will discuss various experimental therapies which deal with major health problems faced by women worldwide. We will also present a film describing the important work being done in our own Hadassah hospitals. Everyone is invited to attend this educational program.

*Sylvia Stoltz, Corres. Secy.  
Summit Hadassah*

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!**

## THE HEALING BENEFITS OF LETTING GO.

Think of someone "who's done you wrong". The wrong can be a minor insult, a look, a remark or something extremely painful e.g. a hurt to your psyche or to someone you love.

Chances are you feel angry, hostile and revengeful towards the offender. Your blood pressure rises, your heart pounds and your blood vessels constrict.

Studies indicate that harboring vengeful and painful feelings towards someone who has hurt you puts your body under ongoing stress. Its just not good for you. There are proven heart-damaging effects of hostility and anger.

If someone harms you, real or imagined, you get hurt twice: first, by actions of the other person; second, by what you do to yourself. What to do?

Refuse to let the negative feelings consume you. Next, try to forgive. At the very least, "forget it and drop it".

*Your Personal Psychologist  
Dr. Sylvia Herz.*

## SUMMIT INTELLECTUALS

Once again our unbeatable Marilyn Borkin and Rosalyn Turkish correctly identified Socrates as the person who quoted, "I think I had better bathe before I drink the poison and not give the women the trouble of washing my dead body".

Let's try a different format, perhaps more people will take up a new challenge. It's a bit frivolous but it might be fun. Hopefully, we will have many names of "intellectuals" to print in our next issue. We will print the "quote" and the person's name with several blank spaces underneath the quote similar to the popular "Wheel of Fortune" TV show. Give it a shot, get on the "Intellectual Honor Roll List!" - The quote: "I don't know much about classical music. For years I thought the "Goldberg Variations" were something Mr. & Mrs. Goldberg tried on their wedding night".

W \_ \_ D \_ \_ A \_ \_ E \_ \_

Fill in the blank spaces, write the name of this famous comedian and your name of course, and drop it off at the condo office.

*Milton Spiro, Intellectual editor  
Irv Rosenkranz, guest editor.*

\* \* \* \*

**Don't ever slam a door, you might want to go back.**

## RECIPE FOR FOREVER.

Gather all of the ingredients together,  
So that they are close at hand!

Get a clean cloth and wipe the bowl clean  
of any lingering "dust" from the past.

Take MATURITY, RESPECT, and FRIENDSHIP,  
and stir gently. Add unlimited amounts of  
COMPASSION and KINDNESS, and mix well.  
To this, add CARING by the handsfull,  
and fold in TRUST.

Continue stirring gently, adding LISTENING,  
HONESTLY, and large amounts of  
COMMUNICATION. Slip in some DREAMS,  
GOALS, and firm pieces of KEEPING PROMISES.

Bake in a home filled with PEACE, BEAUTY, and  
SERENITY. Before you taste the finished  
product, sprinkle liberally with a  
PATIENCE, LOVE and a touch of SPICE.

Serve very hot, with IMAGINATION on the side.

*Submitted by Shirley Efroymsen-Kahn*

## MY FIRST JOB

... was working in an orange juice factory, but I got canned ... couldn't concentrate.

Then I worked in the woods as a lumberjack, but I couldn't hack it, so they gave me the ax.

After that I tried to be a tailor, but I just wasn't suited for it.

Next I tried working in a muffler factory, but that was exhausting.

Next was a job in a shoe factory, I tried but I just didn't fit in.

I became a professional fisherman, but discovered that I couldn't live on my net income.

I got a good job working for a pool maintainance company but the work was too draining.

I finally got a job as a historian until I realized there was no future in it.

**SO I RETIRED, AND FOUND I AM A PERFECT FIT FOR THE JOB! I LIVE AT THE SUMMIT!!!!**

Will the person who submitted this "epic" please identify himself (or herself) so we may induct that person into our ever-growing group of happy Summiteers. Editor.

**Please replace Gym equipment  
after use! - Thank you!**

# ON THE BULLETIN BOARDS

## CURRENT EVENTS WITH PETER HERMAN

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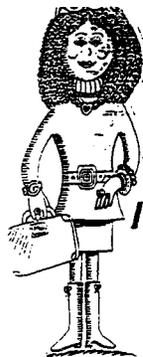
ITEMS OF INTEREST TO  
SUMMIT RESIDENTS APPEAR ON

**CHANNEL 32**

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*Introduction to the Social Club*



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**"DAY AT THE CATSKILLS"**

**Sunday Evening, March 4<sup>th</sup>**

**6:30 p.m. at the**

**Community Center**

SIT DOWN  
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PARTICIPATION

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