

THE SUMMIT OBSERVER

MARCH 2010

Summit.ObsERVER@gmail.com

www.MySummit.org

From the President



In the first six weeks of the new board, we are seeing the start of dramatic changes. The new Committees are already making an impact. (See article below) For example, The Office Helpers Committee has allowed the office to stay open though lunch and to catch up on their work for us. The

Communications Committee is bringing you the new Summit Observer and a new community web site -- mysummit.org. Please see the list of other committees below and join your fellow owners!

New controls are now in place to make sure that resident's concerns are properly addressed, including a the new comment form which you can submit at the office, and soon, on-line at mysummit.org

We are analyzing all our existing contracts, services, and facilities to make sure we are getting what we pay for and to find ways to make life even better at the Summit. Our board meetings now follow a protocol that permits regular owner participation.

Work in the garage is almost complete. By the end of the week, we plan to begin our building painting, so it will be done safely before the hurricane season.

Of course, we still have our naysayers, but maybe they will catch the enthusiasm and maybe even smile once in a while. Please enjoy the Summit with me!

-- Jeff Spiro, Ph.D.

From the Building Manager

I've been on site now for four weeks and have meet many of you. When you see me walking around the site, please feel free to say hello. It is my pleasure to work with the owners and board to make the Summit the best condo on the beach. The Summit has so many advantages: unbelievable location and tremendous physical resources. Although we are working with an older facility, the necessary maintenance is being done to keep the building "young."



We are serious about the new comment form process. We track each and every one submitted. We investigate and will get back to you. My staff, Office Helpers Committee, and the back office of Continental are a team that, under the new board's direction, is getting the

work of the Summit done.

A little background: I've run condos for five years and have many more years in the service industry. (I'm not quite as young as I have been told I look.) I am a licensed Community Association Manager with a background in forensic accounting and customer service. I have significant extra education and internships appropriate to running large condos. I am eager to continue to serve the Summit community.

-- Brian Kushner, LCAM

From the Editor

Welcome to our newest version of the monthly Summit Observer newsletter brought to you by the Communications Committee of Summit owners. Our goal is to deliver useful and timely news about the Summit using this newsletter, the website, and the MiniObserver.

To greatly reduce costs and speed delivery, the Summit Observer will be available by email. For those without computers, paper copies will be available in both mailrooms. But, if you really need a paper copy mailed to you, please let the office know.

To make this newsletter work better we need

your ideas and your email addresses. Send them to Summit.ObsERVER@gmail.com. Special thanks also to Susan Spiro and Laura Naron for helping edit this first issue.

-- Steve Naron (interim editor)

Other members of the Communications Committee: Elaine Bender, Monica Domas, Nancy Fuller, Roz Katz, Audrey Lubell, Michael Morelli, Denise Smith, Elayne Wilks, Hellen Windheim, Leonard Zackon

Partial March Event Calendar

We are developing a single up-to-date calendar at mysummit.org. Committees and clubs should send schedules to summit.observer@gmail.com. As appropriate, these events will be placed in mysummit.org, in the next newsletter, and the MiniObserver. As always, if you are at the Summit your best source of events is the bulletin boards in the mailrooms.

- March 4 - Hadassah book talk, south lounge, "Bending Toward the Sun"
- March 11 - Meet Mayor Peter Bober
7:30pm Hollywood Community Center
- March 14 - (Social Club members) Hard Rock excursion
- March 17 - (Social Club members) Wearin' o' the Green (mystery dinner theater)
- March 18 -- Hadassah community service meeting for the needy elderly, homemade dessert party
- March 18 - Board meeting, 7pm, South Lounge
- March 21 - "Summit Women Care" - fund raising for Hospital in Haiti, 1pm-3pm tour of unique Summit residences
- March 25 - CPR/defibrillator training

Treasurer's Corner

The only source of funds we can use to operate, maintain, and improve the Summit is from us, the owners. Due to an accounting mistake made by our management firm, the first set of 2010 assessment coupons went out in error without funds to cover our TV service.

Adjusted coupons have been mailed. Please use these for future payments starting with April 1. Our management firm is paying all costs of printing and sending out the new

coupons. Better processes are now in place to help avoid such future awkwardness.

Owners can access your accounts and reports on the financial health of the Summit by going to mysummit.org and clicking on "Your Account".

-- Steve Naron-

Building Maintenance

In the last several months we have been catching up on lots of overdue maintenance on our garages and balconies. This (and the unusual chill in the air) have made our "paradise by the sea" a little bit less glorious this winter. Fortunately, progress has been made (and spring is coming.) Soon we will be maintaining the details on the progress at mysummit.org. For those at the Summit, postings, including the MiniObserver should help give a sense of how far we've come.

February board meeting

Minutes of that meeting (and previous ones) are available at the office and online at www.continentalconnect.com/summittowers
Some key points from the meeting:

- Colors were approved for the building, accepting the decision made by the majority of participants at a large open meeting held the Saturday before the board meeting.
- We are going to have computer concierge stations at each front desk to enhance service and security.
- The valet will now meet and greet residents as they arrive and carry clipboards with temporary parking passes.
- All late fees waived for January 1, 2010 payments.
- Valet carts will be available to be borrowed.
- Future projects for improving lobbies, hallways, card rooms, and gyms were addressed.
- A new process has been instituted to make sure that comment cards submitted at the office are managed properly and residents are kept in the loop.

A Social Club Activities

For only \$20 per person you can join the Social

Club and participate in their many programs throughout the year. In addition, on Tuesdays at 7:30pm, members have a free movie in the south lounge. See the details on all of their events on the Social Committee's bulletin boards in both mailrooms.

Our New Committees

Except where noted a board member liaison is assigned to each committee. Sign up at the office or by emailing: summitad2@summittowers.net We will try to maintain a list of meeting schedules at mysummit.org. You may even be able to participate while you are away since some meetings are being held with teleconferences.

- Town Hall Meetings -- (no board members) organize community meetings run by owners
- Condo Docs -- review condo documents to see if they need updating
- Rules & Regulations -- update summary of Summit's rules taking in account state law, legal documents, etc.
- Communications-- MiniObserver, Observer, MySummit.org, Community TV channel
- Office Helpers -- volunteers willing to occasionally provide 2-3 hours of relief to the office staff so that they can catch up on our paperwork -- they allow the office to be open without a lunch break
- Safety - Defibrillator -- help plan safety and health planning and training
- Welcome Wagon -- Help new residents take full advantage of the Summit - preparing a welcome pamphlet
- Refurbishment/beautification -- investigate and analyze how to improve the Summit's look and feel
- Legal -- (attorneys only) -- support review Summit's legal issues and contracts
- Athletic Equipment / Areas / Bikes -- plan improvements in gyms, tennis courts, pools, etc.
- Restaurant - analyze services
- Insurance - make sure we are sufficiently insured and paying appropriate amount

Owners' Corner

1. Every owners has online access to Summit's legal, financial, and meeting documents at ContinentalConnect.com/Summittowers
2. If you let your front desk know about visitors who are coming, parking passes will be filled

out and taken out to them by the valet.

3. Proof that the Summit is really special: We continue to have about the lowest percentage of late maintenance payments of any large area condo. Real estate agents have actually complained that not enough owners are selling to keep them busy.

See LIVING IN A CONDO at our website mysummit.org for more information on condo living.

SAFETY ALERT!

For medical emergencies:

- First call 911
- Second call the security desk in your tower

North 954.925-3336

South 954.925-1270, or

Garage Security 954.923-6641

Security can then secure the service elevator and meet and assist the 911 team.

When You Head North

For owners/residents absent during hurricane season (May through November) here is some good advice:

- Remove all matter from your balcony
- Close and secure any shutters
- Close all blinds and drapes
- Move all furniture away from windows
- Turn off water in A/C closet
- Unplug all electrical appliances except refrigerator and air-conditioning. Turn refrigerator to highest setting. Turn off all other circuit breakers.
- Move valuables to an interior closet
- For cars parked on the 1st floor year around, leave keys in the apartment or management office so they can be moved to a higher floor if time allows

What Every Condo Owner Should Know

by Mark Bogen copied from the Sun Sentinel

1. Remember that board members are NOT your employees, servants or slaves.
2. Show your appreciation for the volunteer work performed by board members.

3. If you think things are operated so poorly -- run for the board.
4. To owners who are happy with their association-- say Thank You!!
5. The manager of the association takes directions from the board, not you.
6. For those board members who are constantly looking to find violations -- get a life.
7. To a manager who is constantly looking to find violations -- you need to be replaced.
8. If you do not like to follow rules, then do not live in an association.
9. Rules are not meant to be broken.
10. Before running to a lawyer -- try working it out -- it's cheaper.
11. Mediating a problem is cheaper and less stressful than litigating it. Try it.
12. A nice violation letter goes a long way versus a letter from an attorney.
13. To the one owner who always disrupts the meeting -- give it a rest.
14. To the owner who always thinks everyone wants to hear your opinion -- NOT!
15. To the one owner who knows he/she is causing stress to everyone -- please move!
16. Remember the president needs the proper authority to take action.
17. To the president who thinks he is king -- vote him/her out of office.
18. To the board that never wants to hear what it's owners think -- you need to be replaced.
19. To any vendor who rushes you into signing a contract -- say goodbye.
20. Before signing a contract -- think about sending it to an attorney.
21. Before signing a contract -- read it, understand it and then get an opinion.
22. Before hiring a contractor -- get a few references and then call them.
23. To the owner who thinks he/she can do what they want -- move back up north (or south).
24. To the owner who likes the TV or music loud -- shut your window.
25. If you came to Florida to retire, try acting like it.
26. Ask yourself -- would you tolerate the abuse you are giving to someone else?
27. If your lawyer, manager or vendor does a good job, try saying "thank you."

28. If you are 'thin skinned', you should not be a board member.
29. If you do not care about your fellow neighbor/owner, can you pretend to?
30. To those owners from another country: the US has it own laws.

Did You Know?

1. What movies have been shot on location on the Hollywood Broadwalk?
2. How many years has the Social Club has been serving the Summit community?
3. Who first named the Summit newsletter The Observer?
4. How many towers were originally planned for the Summit?

Answers next month

Contest of the month:

50 word or less entry on: "Why the view from my balcony is the best at the Summit." The two best get - "I love living AT THE SUMMIT" T-shirts. Send to summit.observer@gmail.com or in the Observer's mailbox in the office.

Congratulations!

- Leo Kestenbaum made a hole in one February 19th.
- The person who won big at Gulf Stream (at least \$6) will remain unnamed to protect them from the IRS

"When Jase Comes" -- A very short story

Living in a condominium and being a very senior citizen, there comes a time when nothing in the apartment "works" excepting me.

There are so many things that need attention and I can't do them. A light bulb replacement! Book stand wobbles! Door sticks! Bed-lamp loose on wall ... So many things, and that's just the beginning of the list. Everything has to wait 'til Jase comes.

Jason is my grandson and he can fix anything. I anticipate his visit with great delight and expectations. When Jase comes everything will be set to right and I will be a happy camper.

-- Phyllis Finston