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www.MySummit.org

From The President - Jeff Spiro, Ph.D.

While many of our friends and neighbors have left us for points north, life at the Summit continues at a frantic pace as we continue to do the work of managing the condominium.

Work continues on the balconies and the painting of the north side of the North Tower is almost complete. While work in the garage is close to being finished, there is still some activity going on.

We purchased a new grill for our BBQ pleasure. It was installed just in time for a very successful Social Club BBQ.

Over the years many Fobs have been misplaced by residents. To help make sure only appropriate people have access to the Summit, we announced at our last Board meeting that we plan to turn off all existing Fobs during the summer. We will give you plenty of warning. When your Fob is turned off, you can quickly get it turned back on in the Office anytime during regular Office hours. At the May board meeting, we will be discussing a new Fob policy to continue this improved level of security. Come to the meeting to hear the issues and to voice your opinion about this topic.

We are forming a new committee called The Landscaping Committee. If you are interested in joining, please contact the office.

Enjoy the spring!

From the Building Manager - Brian Kushner, LCAM

The Concrete Restoration Project has been underway for quite some time now, and we have begun work on the South Tower balconies. Here is a summary of answers to questions asked by residents during the work so far.

A detailed engineering review of each balcony took place in 2009, during which time a catalog was produced with findings as to required repairs. They used devices that could see the concrete slab below the top layer of tile/application. Many of these flaws are otherwise invisible. Most commonly they found concrete spalling, cracks in the concrete slab, and exposed rebar. These, untreated, could lead to serious problems. That catalog is located in the manager's office for review.

The work involves pressure washing and extensive drilling between 8:30 AM to 4:30 PM Monday to Friday.

You can use your balcony if it has not been locked from the outside by the construction team. Once your balcony has been locked, you are forbidden to use the balcony for safety, insurance, and permit reasons, even on weekends. The balconies must remain closed until the painters finish their work. To make this happen sooner, we are permitting painting on the weekends.

Given the estimate of the work left and of usual weather conditions, we hope to be done by the end of August. Of course an unusual amount of difficult weather that keeps the teams off their scaffolds would stretch this estimate, and unusual weather is, unfortunately, usual around here.

Owners are responsible for replacing any damaged or missing tiles, because tiles are an optional improvement made only by some owners. (This is according to our condo documents.) However, we will be happy to provide you a list of vendors who can assist you with this at your expense. The outside of the building surfaces and balcony railings will be painted. The contractors are responsible for cleaning up after their work is done.

We should all appreciate the difficult work being done for us by the teams from Coast-to-Coast on their scaffolds as much as 250 feet above the ground. I believe this is work that few of us would be comfortable doing. They are helping repair the effects of 30 years of strong rain and wind (and hurricanes) that comes along with our great location and beautiful views.

Please feel free to contact the management office with additional questions. I have started trying to take the time to eat in our restaurant at least once a week; if possible 12:30-1:30 on Monday. If you see me there please feel invited to join me and let me know what is on your mind.

From Security – “Chris”

Christian Cajigas

As the new Post Commander at the Summit, it is my great pleasure to better assist you with my expertise in the security and emergency response field. I take seriously my responsibility to help keep you safe. This means enforcing your association's rules, such as only

Snowbirds, Do you miss me?



allowing access to your units according to strict security rules. We have been told by your board not to make exceptions in order to best protect your security. Please recognize that asking for exceptions creates unfair situations for other residents and awkwardness for our security staff.

In my daily walks around the Summit and frequent discussions with residents, I find possible ideas for enhancing security and safety. Although I work closely with, and report to, our building manager, I also document the ideas on the same suggestion forms available in the office to all residents. This step further assures that these items are properly handled. I highly recommend the use of these suggestion forms to all residents.

This month's safety tips:

- When exiting/entering the premises via the beach gate be aware of your surroundings. Please assure the gate closes behind you.
- In case of emergency, call either front desk or garage security. They will coordinate support. (*For medical emergencies call 911 first!*) North 954.925.3336, South 954.925.1270, Garage 954.923.6641
- Make sure your contact information is up-to-date in the office so your designates can be reached in case of an emergency.

From the treasurer - Steven Naron

The April 1 Special Assessment payment marked the last payment for the assessment that includes the extensive porch/concrete restoration and painting. This is our last presently scheduled special assessment. Earlier special assessments covered the necessary catch up on major roof, paving, and garage work required. This is good news.

Still we have to consider the advantage of weaning ourselves off using special assessments as a way of funding all our major projects. Therefore, a reserve study has been ordered to have professionals provide us with the news, both good and bad, as to where we stand financially relative to large, necessary future investments in our home.

As an owner with the intention of living at the Summit for a very long time, and as your treasurer, I believe building up reserves is the financially healthy way to go. Fortunately, perhaps, I do not get to make this decision alone. Whether we build up our reserves or continue to depend on special assessments for all our large projects is a decision for the full board. Still the reserve study will help us make rational financial decisions as far as the 2011 budget and assessments. We will be sharing what we learn in future Observers and at board meetings and are looking for owners'

feedback.

Some other financial news:

- A likely new Florida condo law should give us some relief on additional expensive code requirements and provide us improved collection tools.
- A significant amount of work is going into obtaining insurance payments for damage done to our building during hurricanes.
- A review of our contracts, the consolidation of our office telecommunication, and other initiatives by our Architecture Committee, and especially, Armando Sera, will save us money. Thanks!
- The board has decided to pay off a lien associated with installation of our backup generators to avoid building up what we have been advised would be futile and large legal fees. (Details are in the April board meeting minutes.) We are in a strong enough position to absorb this one time expense. (~2.5% of our annual budget.)

Still, all of the details in this article are less important than the fact we continue to be a popular location. Compared to comparable properties, we have relatively little late payments, liens, or foreclosures. This is the primary reason we continue to be financially healthy.

Odds & Ends

A strict cleaning schedule is now in place for the Summit. As part of this process, "deep cleanings" are being scheduled for those locations that need special treatment. While this will not fix those locations with excessive wear, we are starting to find it is helping in many areas of the building.



Hollywood Trolley - Regular service is now available from the Community Center to Johnson Street and from Johnson Street to downtown Hollywood. \$1/ride, Wed-Sun 10-10, about every 30 minutes - info: 954.921.3551

Come to the office to: get your questions answered, fill out a comment form, get the useful "Welcome to the Summit" brochure, get new and past newsletters, update bicycle registration, update contact information, or say hello. M-F 9-5.

Restaurant Friday Night Dinners will only be scheduled if at least 25 people have reservations because so many of our residents have returned to their other homes now that the winter is over. (Reservations - Carmen at 954.921.4737)

Library & Community Center - 2 minute walk south to computers, books, movies & courses. Open M-F 10-6

Free Broadwalk concerts at Johnson Street - everyday but Thursday & Sunday 7:30-9pm

Concrete restoration & painting

The north side of the north tower is painted and looks great! Painting has started on its south side. Concrete work has started on the south side of the South Tower and is moving quickly with as many as five teams on swings at a time. Notice the difference between the painted right south side of the North Tower and the old color.



Freight elevators are used by emergency medical teams with medical carts. *Do not even think of leaving trash in them.* Items inappropriate for the trash chute should be left in the appropriate area in the garages. Recycling and oversize containers are now available to both towers on each floor of the garage.

Pest Control - Spraying of units is covered under a condo contract. It is available every Tuesday. Please contact the office for this service.

Bike Rooms -- Bikes without visible Summit registration decals have always been subject to disposal. Check your decal! Register in the office. Registration is good for one year. You can renew ALL your bike registrations with one visit or call to the office. Only by enforcing this existing policy can we assure we have space for present residents and have the ability to improve these rooms.

For example, starting in June, as part of finishing the garage work, the bike rooms are to be painted. Some bikes without Summit registration decals will likely need to be removed at that time to make room for the work. The painters are planning to cover the remaining bikes before the work starts. Still, it is a good idea for snowbirds to store their bikes in their units while they are gone.

The Social Club in April

Join in the office. \$20 per person buys you a year of membership. The Club does so much!

The Social Club's Pot luck Dinner was initiated not knowing how many responses they would have, but estimating 25-30 people, much to their surprise 70 attended. Each person brought a dish, whether an appetizer, entree, or dessert. The food was fantastic and plentiful enough for "take-home."

Everyone enjoyed watching the video of the 1992 Summit Mardi Gras Show. Thanks to you all for helping us make this a success. Thanks to Joe Garbis and the rest of the Social Club Board members for all their help and support. A special thanks to all who helped before and after, including Julie and Freddie D'Ottavio, Ruth Ann Nell, and Keith Dewbury.

Bye Bye Birdie BBQ - The Social Club organized a very successful gathering to say goodbye to snowbirds. The tables were full, the food plentiful and very good. The new grill (installed just hours before) worked perfectly. The volunteers kept the hamburgers and hot dogs coming. No one left hungry and most stayed late. Congratulations!



Social Club's movie is shown almost every Tuesday at 7:30pm in the south lounge. This duty has long been done by Al Adelson, who does the difficult job of selecting a variety of recent movies. He cannot always please everyone. Some only want comedies. Thanks for keeping this tradition going.

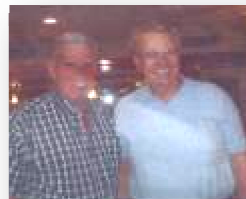
Summer Social Club Schedule

See event updates from the Social Club and other organizations in mailrooms or www.MySummit.org.

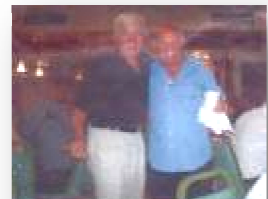
- Tuesdays at 7:30 movie in south lounge
- May 30 - Memorial Day BBQ
- June 8 - Poolside Breakfast
- June 23 - Dine Out
- July 4 - BBQ/Music
- July 20 - Pool deck Cocktail Hour
- August 11 - Pizza Party
- Aug 24 - Dine Out
- September 8 - Labor Day BBQ
- September 18 - Dinner Dance

Some other April Activities

Shuffle board double overtime A game double overtime with the score tied 78 all. The first overtime ended 17 all. The second overtime ended



KEITH&BRUCE



JOE&FREDDIE

with the winners winning by 8 points. The winning team of Bruce Shaver and Keith Dewbury defeated the team of Joe Garbis and Freddie D'Ottavio. A great time was had by all!

Hadassah at the Summit in April continued to have a very active schedule of book, movie, and luncheon gatherings. Join to support its good works. The last meeting of the season and installation of new officers is May 27.

Useful & Fun technologies presentations

A presentation was made on useful technologies including: Skype, Google applications, and smart phones. By popular demand a follow-up program is scheduled on finding things on cleaning and speeding up our computers. While these programs will likely be suspended during the summer, we hope they will be restarted in the fall.

BYOB - Tuesday at 5 has seen regular spontaneous informal gathering under the restaurant canopy. We've had as many as 20 who share drinks, appetizers, and good conversation. Some move on to the Tuesday night Social Club movie at 7:30pm and others just keep going.

Our Restaurant - Laura Naron

Last week I had the grouper with garden fresh cooked tomatoes Italian style (Carmen says they were dropped off at her front door by the farmer) and string beans. It was as delicious as any restaurant I've eaten at in Little Italy! Another day I had strip steak smothered in sautéed onions that was cooked perfectly. Today the chop-chop salad with grilled chicken was crispy, fresh and delicious. My compliments to Martin, our chef! If you have not tried it for a while you might just be surprised.



Committee meetings were held by the Restaurant, Beautification, Communications, and Safety, and other committees. You can sign up for committees, and see the date of scheduled meetings, at the office. Please join these many volunteers who are making the Summit even better! Volunteers from various committees are assisting in the running of the Summit. For example, members from the **Office Helper committee** volunteer a couple of hours at a time in the office. Now that many snowbirds have left we are looking for additional residents to volunteer. Also, lawyers from the **Legal committee** are providing the board with useful advice.

The **Beautification Committee** is working diligently interviewing designers and architects. They have heard great ideas on how to improve the look of the Summit. The committee is focused on the hallways, lobby, card and meeting rooms. Their goal is to propose to the board reasonable investments that will make major differences. While this is a significant effort, with patience and determination they feel they can work their focus areas in a reasonable time frame. They promise to keep everyone posted as they make progress.

The **Rules & Regulations Committee** continues to review our existing rules and to propose adjustments. Some proposed changes have been posted in mailrooms. Any changes will be reviewed by your board and voted on at future board meetings. Any changes are limited by both Florida law and our condo documents.

Board meetings -- Please plan on attending any board meetings that you can. You should find them surprisingly informative and civil. So far this year, attendance has overflowed the 100 or so seats in the south lounge. All owners get to contribute to discussions. While this can lead to somewhat lengthy meetings, it tends to make for good decisions. Meetings are on Thursday at 7 P.M. Minutes of past board meetings are available to owners at www.continentalconnect.com/summittowers. Here is the tentative schedule for the rest of the year:

- Regular board meetings: May 20, June 17, July 22, August 19, September 30, October 21, November 11, December 16
- New Board Candidates Night – December 30
- Election - January 20, 2011

From the editor & Communications

Committee -- Steve Naron

While we continue to get a great response from those reading the Observer, MiniObserver, and www.MySummit.org, we need more of your content. Please send your articles and ideas to either Summit.ObsERVER@gmail.com or the Observer mailbox in the office. We are especially looking for regular updates of news and schedules from our clubs and committees. We can accept material for the June Observer until May 26. Special thanks to Audrey Lubell for helping edit this newsletter.

In April, Irving Rosencranz the long time editor of the Observer passed away. The best way we can honor his years of service to the Summit community is to keep his tradition going.