



The Summit Observer is a volunteer effort of the Summit Communication Committee.

From The President - Jeff Spiro, Ph.D.

Last January, six of the elected board members sent out a letter, which, in part, stated goals that we hoped to achieve if we were elected.

As we approach the six-month anniversary of our election, I would like to do a check in with you as to how we are doing. Please bring your comments with you to our July meeting. If you cannot attend, feel free to send in your thoughts through (summitad2@summittowers.net) or regular mail.

The following appeared in that letter:

"Therefore, the following represents the goals that we have set for ourselves if we are elected. We are realistic enough to know they will not all be completed in the upcoming year. We do, however, expect them to all be at least started.

- *Continued replacement/refurbishment of our decaying infrastructure.*
- *Re-dedication to the beautification of The Summit*
- *Begin the process of reviewing our Condominium Documents, By-Laws, Articles of Incorporation and our Rules and Regulations to determine if there are adjustments needed so that we can meet our needs in the twenty-first century.*
- *Continue with existing (and establish new) committees, composed of interested and qualified owners to work on various tasks.*
- *Improve the avenues of communication between and among the Board, the Management Company, the Security Company and the owners.*
- *Review all rules and regulations that we have at the Summit so that we can eliminate all that we will not or cannot enforce and enforce all that remain.*
- *Restore and establish protocols for proper operation of defibrillators. Insure that our staff is properly trained and offer training to any and all owners who choose to avail themselves.*
- *Review, with Continental and Kent's input, how we utilize our staff."*

From the Building Manager - Brian Kushner, LCAM

Recently, through our Newsletter and Board Meetings, we have been discussing the enhancement of building security and, more specifically, access control. As a critical part of this process we will systematically deactivate all key

Fobs to "clean out" the system and maintain a proper and accurate listing of all those who have controlled access to the community.

To avoid overwhelming the residents and office, we will be deactivating key Fobs by section during the summer. We will notify each section by phone. At that point it will be necessary for you, the owner, to come to the management office with your key Fobs in hand to have them reactivated according to the new Key Fob policy recently approved by the Board of Directors.

If you return to the Summit on the weekend and need a working Fob please go to garage security. If you have proper identification, they will be able to provide you with a temporary Fob that will work (only) until the office next opens. Should you have any questions regarding this process, please contact the management office at (954)925-3337.

Also to improve security, both front desks, garage security, and the office now have a computer system that provides an up-to-date list of those of whom you have given permission to enter our building and your unit. The security staffs at these entrances are no longer dependent on quickly out-of-date paper notebooks.

At the front desks, they can also take pictures in order to produce picture badges for contractors. Owners and other residents should stop by the office to have your picture taken so that our security staff can always identify you. Any permission changes you made through www.continentalconnect.com/summittowers or in the office will be immediately reflected at all these sites. We continue to have 24 hour staffing at all three entrances.

From Security – "Chris" Christian Cajigas, Post Captain

We all play a part in the security of the Summit. We have historically been an extremely safe community and we want to keep it that way. If 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

see something that seems wrong, or even if you are not sure, please report it, whether an open gate or an inappropriate visitor. If it seems critical after office hours, report it to either front desk. Otherwise, please report it in the office. Please also put your ideas for improving security processes on Comment Forms in the office so we can be sure they are tracked. Let's continue to keep the Summit the safest place on the beach.

From the treasurer - Steve Naron

Quarterly maintenance payments are due on July 1st. Please be sure to check that you are using the corrected pink coupons. In addition, if we have records of you paying for the electrical work in your A/C cabinet you should have received a credit by now. You can use this credit by reducing your payment. Information on options for paying are available under "Your Account" at www.MySummit.org. To check your account go to www.continentalconnect.com/summittowers or call Continental at (954)378-1099.

Florida bill SB1196 is now law. It is good news for Florida condo associations. It requires banks that foreclose on units to cover 12 months of unpaid assessments. (Up from 6 months.) It allows condo boards to opt out of expensive upgrades originally required for 2014. In a dramatic change from prior law, it allows the suspension of some rights for units that are over 90 days delinquent.

Fortunately, we needed this relief much less than most local condos because of the excellent payment practices of nearly all of our owners. (Thank you.) Still, in fairness to all who pay fully and on time, the Board has instructed our law firm to apply liens and foreclosures after an appropriate warning period.

The budget process for 2011 has started. We will report on progress in future Observers and at future Board meetings.

Hurricane Seasons has started – It reaches from June 1 to November 30. Anyone planning to be away from the Summit during that period must remove everything from their balcony before they leave (or have an apartment watcher who is prepared to do this.) If, in preparation for any threatening storm, management has to enter your unit to remove the furniture, there will be a fine. Since getting a locksmith when large storms are

approaching is nearly impossible, if you have furniture out and have no working key in the office, you may bear substantial liability and costs.

Please see the hurricane preparation poster boards that are being posted in each mailroom.

Odds & Ends

Visitors who do not have your permission will not be allowed in the building.

Please update your access list at the office or online to avoid an embarrassing situation. For security reasons, we do not allow the security staff to update the access list. Please do not put them in an impossible situation.

New temporary parking permits – We have new temporary parking permits that hang on your front window mirror. All of the old temporary permits are no longer valid.

Internet in the building – By late June we will have two internet hot spots for use by residents – the restaurant and the south ladies card room. The restaurant signal should reach inside or outside the restaurant. Please look for the signage for location and passwords. Enjoy and please send your comments to the Communications Committee at Summit.ObsERVER@gmail.com. Since these are shared, they may not be very fast. As an alternative, the public library, a two minute walk south of the Summit, provides free fast internet and computers. (M-F 10-6). Of course you can purchase internet service for your unit. We have been told, by *possibly* reliable sources, that by early 2011 significantly higher speed internet options could be available in our building.

Miramar – The abandoned building just north of the Summit is continuing to disintegrate. (901 S. Ocean Drive) If you have comments on the situation you can communicate them to: Code Enforcement Officer John Weitzer, badge #50, (954)921-3061,

Parking enforcement – The completion of the garage work allows us to again enforce the parking rules. Any vehicle without proper current authorization and Summit identification will be deemed illegally parked, and will be ticketed with a Summit Towers Violation Notice. This information is recorded and logged in the management office, and those who are repeat offenders or fail to resolve their violation within a reasonable amount

of time will receive a final warning, and then may be towed at the owner's expense. Please contact the office if you have a concern.

Red Light Cameras are now installed near the Summit. Please avoid going through red lights and the \$125 fine!

Limits on smoking and eating on the pool deck – Smoking is restricted to two locations on the pool deck. These locations have chairs and ash trays and are clearly marked. Eating is restricted to the area under the restaurant canopy.

“Let's Play” -- Elayne Wilks is setting up a group to read plays. No memorization is needed. The group will decide on plays. (954)922-4090.

Ping Pong – Elayne also wishes to set up “Ping Pong Dates”

Concrete restoration & painting

The north tower is almost done and looks great! The



North Tower mostly painted mid-May

concrete work is moving on to the final side (north side of the south tower.) The concrete repair work

under the east pool is scheduled to start soon, which will require that pool to be drained.

The Social Club

Join in the office. \$20 per person buys you a year of membership. The Club does so much! See event updates from the Social Club and other organizations in mailrooms or www.MySummit.org.

Remaining summer Social Club schedule:

- Tuesdays at 7:30 movie in south lounge
- 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

Committees -- You can sign up for committees, and see the date of scheduled meetings, at the office.

The Restaurant Committee -- Roz Katz, Chairman and Joe Garbis, Board Liaison has met on several occasions and would like you to know the following: 1) The Summit Café is an important amenity in the building and, as such, will always be there for all residents. 2) The committee has been working with the present management and will continue working with them to accomplish the following:

- The food served to be of the highest quality, served efficiently and consistently. The appearance should be bright and careful. The present management is willing and able to correct what might be their shortcomings. You can help them with constructive suggestions.
- We are aware that many of you have not frequented the café recently. They are trying hard to correct any shortcomings and regain your support. Give them a try; you will be pleasantly surprised

The Gym & Bike Committee – Barbara Jaffe Here is a partial set of the Committee's proposals being provided to the Board for review:

Bike Rooms - Enforce bike registration procedure. Tenants should be notified through all available communications methods. After a specified time, possibly January 2011, move all unregistered bikes out of the room and then either sell or donate them and then refurbish the rooms. Each slot in the bike racks should be numbered in order to find the bike, but not to reserve a space. A sign should be placed on the bike room doors **BIKES MUST BE REGISTERED.**

Tennis Courts – Supply a clipboard with paper and pen on preprinted time lines for reserving times. Add screen to garage side of courts.

Shuffleboard Courts – Fix cracks and repaint.

Basketball Net practice area – Add a removable net and additional cement flooring outside of north tennis court. (This will be significantly less than a ½ court area.)

Landscaping Committee – Laura Naron

This committee was quickly formed one morning in May. Six hard working volunteers got their hands right in the soil and planted the pots on the pool deck with flowers. Pentas, Petunias and Mexican Heather were planted which Dario and mother nature have been watering.



Planting on the deck

The informal meetings continued, and the volunteers, with trowels, and on their hands and knees, with even a bit of blood, planted the South and North Tower pool entrances and some corners of the huge planters with plumbago (blue) and Zinnias and Blue Daze, and Verbena. Yellow Allamandas were planted by the eastern pool and beautiful red Mandevilla.

Full southern sun alone would not be a problem as you can see in the gardens on Hollywood Beach Boulevard, but the salt and especially the high wind on the pool deck make gardening a challenge. There are also challenges for both tower entrances as Coast to Coast is still at work, but the North entrance, part of the South (to be finished) and the path to the pool have been planted by Art Landscaping with white and scarlet vinca.

In the works are lights on the pool deck and working with Art Landscaping on maintaining healthy plants and replacing the clearly departed in empty spaces. Future possible projects are, adopt a plant or pot program, an herb garden, and a walk and talk about the grounds. Does anyone want a vegetable garden?

You don't need to know anything about tropical gardening to enjoy the grounds and flowers or to join this committee. Please walk around, enjoy our beautiful property and report any ignored droopy plant on the pool deck to Dario or better still, share your drink of water. Report any other problems to the office.

Board meetings – Instead of a June Board meeting, our building manager Brian Kushner will hold an open discussion on June 17 at 4pm in the south lounge. Bring your questions. Remember that

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

Being part of Hollywood



Johnson Street concert

We have many friends, resources, and activities at the Summit. Between the Summit, the beach and broadwalk, one can stay VERY busy. But, if you are looking to be part of the larger community consider:

1. The Hollywood Community Center – a two minute walk south of the Summit – classes, talks, events, and a library!
2. A community organization, such as the Hollywood Rotary Club that meets on Tuesdays at 12:15 for lunch. (954)921-4500 www.rotaryhollywood.com
3. A local Toastmasters club such as the one that meets at 8:30am on Saturday (954)534-4144 www.gelfand.freetoasthost.com
4. The Hollywood Art & Culture Center, (954) 921-3274 www.artandculturecenter.org

Send additional ideas to Summit.Observer@gmail.com.

When you turn your computer on does it return the favor? -- Phyllis Finston

I've been forced into the computer world by my grandson, Jase, his mission in life being that I not only learn, but enjoy the darn thing. I must play with it he says.

So! I'm playing. I manage somehow to order two books from Amazon. Great!! Immediately after, I realize I've already got one of them. I call Amazon and explain my error to a very lovely young man. After a lengthy negotiation, this patient man will arrange my refund. All I have to do is print the return label.

Printed?

But sir, say I ... I don't have a printer!

Dead silence.

A tale of two toilets – anonymous

Editor comment: *We agreed to publish this article anonymously, because we assumed that this person was uncomfortable bringing attention to their toilets. But, included is an important message: that the maintenance contracts many of us have requires the replacement of appliances that are not fixed.*

It was the best of times and the worst of times at the Summit. The sun was shining, the birds were chirping but the toilets didn't work!

A call to our home repair company brought a plumber with some parts, and the first toilet was fixed. But, alas, after five service calls and three different plumbers, the second toilet was still haunted. It flushed by itself every few minutes when no one was in the room, wasting countless gallons of water. It was then declared, unfixable.

Said repair company proposed supplying another American Standard toilet as a replacement. But, on the morning of the scheduled installation, we got a call saying they did not have the toilet and offering a cheaper brand, in the wrong color. This was unacceptable!

Next stop, a visit to a large home remodeling company that supplies everything needed to solve problems like this. What an impressive display of toilets, every kind you could image! Problem now was the exorbitant charge for delivery. Negotiations with the store manager took care of this.

The installing plumber was great; the toilet is wonderful, using only 1.6 gallons per flush. The Summit water bill should now be much lower. Good times are back!

We need our Summit Café! – Rosalind Katz

To the tune of ?

On your way to the airport?

Grab a bite at the Summit Café
Just arrived and no groceries yet?

Grab a bite at the Summit Café
Sunday afternoon and who wants to cook?

Grab a bite at the Summit Café
Meet your neighbors and have a chat?

Grab a bite at the Summit Café
We need out Summit Café

Is the real estate market going up, down or sideways? - Ellen Windheim & Leonard Zackon

Everyone wants to know what their condo is worth, whether or not you're contemplating selling in the foreseeable future. Not only in Florida, but throughout the country there is a preoccupation with values, accentuated by the media which continues to headline tales of foreclosure and financial ruin. After all, it is real estate and credit problems that led to the current recession, and it is health in housing that will help bring us out of it.

Having said that, it's great to have an overview, but the market is not one colossus: its segments, regions, communities, even building by building variations. Take the Summit. As one of the most financially stable developments on the ocean, it ranks high in fewest shorts sales and foreclosures, and has a low level of turnover. Currently, there is less than 5% of the total number of units listed, and prices appear to have stabilized. In the last 2 months, some 2 bedroom units have sold between \$375 and \$400,000 -- a very good sign for our community.

The Real Estate Corner - Ted Aronsky

First, I would like to thank the Board and the Management Company for restoring this newsletter. In uncertain times like this, it has never been more important to communicate the latest news and information to our residents.

As you know, the real estate market as a whole has been quite turbulent over the past few years, and although the Summit has not been immune to the decrease in real estate values, it remained relatively active even when the rest of the market slowed tremendously.

I attribute the Summit's resiliency to several factors. Relatively speaking, the Summit is a stable building, fully occupied, with a very low delinquency rate among its unit owners. The Summit, in my opinion, is an evolved and seasoned building when compared to newer condominiums which are full of investors and which consist of several unit owners who overextended themselves only to purchase at the height of the real estate boom.

Of course, the location of the Summit is a prime factor also. The primary rule in real estate will never change—location, location, location-- and by being situated in Hollywood Beach, Florida, the Summit sits in one of the prime locations in the United States.

Several unit owners have inquired as to the value of their units. The value of a unit, as always, depends on several factors unique to the unit, such as the unit's exposure and floor, and the condition and quality of its renovations and upgrades. I'll go more into detail in next month's Observer.

Finally, the realty team on the third floor of the south tower, Mary Ann Sciuillo and I, would like to take this opportunity to wish a great summer to each and every one of you and your families.

A reason to smile?

The results, published online May 17 in the [Proceedings of the National Academy of Sciences](#) found people start out at age 18 feel pretty good about themselves, and then, apparently, life begins to throw curve balls. They generally feel somewhat worse until about 50. At that point, there is a sharp reversal, and people keep getting happier as they age. By the time they are 85, they are even more satisfied with themselves than they were at 18.

Some early 2010 memories



CPR Training



Early May plantings



Garage work in very early 2010 --
Hopefully not again for many, many years



Not as close as it looks



New waterless urinal -- Picture included for those women who have not recently toured the men's rooms in the common spaces

From the editor & Communications Committee -- Steve Naron

The Observer and our community website, www.MySummit.org, are both being well used, but we need feedback. Comments and content are welcomed to Summit.Observer@gmail.com or to the Observer mailbox in the office.

The website was originally designed just as a reference for residents and therefore useful, but not particularly pretty. Now it is time to improve it. Please take a critical look and make suggestions. What other content should it contain? How do we make it easier to use? Should we make the effort to make it more attractive? Please email your ideas to the Communications Committee at Summit.Observer@gmail.com. If you are internet savvy and would be willing to volunteer to help with this site, let us know.