



*The Observer is back after a beautiful summer.
During the summer you own the beach!*

From The President - Jeff Spiro, Ph.D.

So here we are with the summer just about over. Our ocean breezes keep the pool deck delightful. The warm ocean temperature invites all to come in and partake. I would suggest to all you snowbirds, sweltering in the heat spell come down to Florida so you can cool off.

Progress is continuing here at the Summit. Coast-to-Coast is making great headway and hopes to be done before the end of this month. We have started the process of discussing ideas about interior decoration. We have altered the layout of our business office to improve its effectiveness and appearance. We continue our effort to have a clear understanding of who has which Fob. We are pursuing having Fobs for our cars. Work on next year's budget has begun. In other words, the Summit is a 'work in progress'.



Nearly last balconies to be done!

Hurricane Season continues until November 30

(We are not out of the rain yet.)

We have had only one close call so far with a tropical storm that required stoppage on the concrete

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

restoration project. The staff did a wonderful job preparing the Summit for what could have been a terrible storm. While we hope our luck holds out, please be prepared.

Remember that anyone planning to be away from the Summit during hurricane season must remove everything from their balcony before they leave. In addition, it is strongly recommended that unit owners turn off their unit's water and arrange to have someone watch their unit to make sure that, at a minimum, the A/C is working to prevent mold.

Please see the hurricane preparation poster boards that are posted in each mailroom. For additional important information please review [Emergency Information](#) and [Going North](#) on MySummit.org.

Updated Association Rules

Up-to-date rules book are available at the office and on MySummit.org at "Living in a condo".

In the last few months the Rules Committee has participated in the (thankless and tedious) end-to-end review of our association's rules. They have proposed changes that have been debated, modified, and voted on at public board meetings. The results has been a more readable and consistent set of rules. There were relatively few changes that affect us as owners.

At the August board meeting, the board debated and decided to increase, somewhat, the flexibility in our parking rules. Owners can now (in place of a car) park a moped or scooter in their parking space. Also acceptable are small vans and pickup trucks that do not have any commercial goods or signs. Please check with the office on details and to register any vehicles. Motorcycles continue not to be allowed due to concern about noise.

After reviewing the updated rule book, please feel free to provide any suggestions. You are welcome to use the comment form available in

Please send articles, ideas or feedback to Summit.ObsERVER@gmail.com or the office's Observer mailbox. Consider joining the Communications Committee to support the Observer, MySummit.org, and the posted MiniObserver. – Editor Steve Naron

the office (or at MySummit.org) or present your ideas at the open part of a board meeting. Our next board meeting is scheduled for September 30.

Our management and security staffs have been directed by your board to enforce our rules and regulations. Please cooperate with them. Bring any concerns you might have to the office.

Board meetings

Bring your questions. Minutes of past board meetings are available to owners at www.continentalconnect.com/summittowers.

The **tentative** remaining 2010 schedule:

- Regular board meetings: September 30, October 21, November 11, December 16
- New Board Candidates Night – December 30
- Election - January 20, 2011

From the treasurer - Steve Naron

Quarterly maintenance payments are due October 1. Please be sure to check that you are using the corrected pink coupons. Please contact our management firm, Continental, at (954)378-1099, if you have any questions. At MySummit.org under **Your Account** are links for reviewing and paying your account on-line.

As of July 31 we had about \$200,000 payments over 90 days late, including quarterly maintenance, special assessments, and collection fees. Fortunately, this represents a relatively small percentage of our combined maintenance and special assessment budget and shows us to be, financially, one of the healthiest local condos. Still, in fairness to the vast majority of owners that pay fully, and on time, we have implemented two programs to bring this number down.

1. The late payment warning, lien and foreclosure process are now on a strict schedule managed by our management and law firms.
2. We have adjusted our rules to be in sync with the new 2010 Florida condo law so that owners owing money for over 90 days lose access to many of the common facilities including the gyms, pools, card rooms, Fob access to the beach, and bike storage rooms. These limits, of course, also apply to any resident of any unit with such late payments.

Work continues on the 2011 budget, taking into account significant money saved in several re-negotiated contracts (largely thanks to Brian Kushner and Armando Sera) and our best insight into estimated 2011 costs. The last major piece of the puzzle is the review of the reserve study. To maximize the input from the full board and the owners, we plan to start discussions on the budget at the September 30 board meeting. Please attend if you can.

At this point, we do not expect dramatic changes in the maintenance budget, although the reserve study may cause the board to decide to adjust the reserve level. Here, for context, is a very high-level view of the existing 2010 maintenance budget. All numbers are approximate and in millions of dollars.

- \$1.0 – insurance (cost of being on the beach – includes replacement value, liability, etc.)
- \$0.8 – management including staffs (office, cleaning, and maintenance), off-site support and financial systems
- \$0.8 – utilities (building water and common area electricity, etc.)
- \$0.7 – 7x24 security including garage, front desks, rovers, and monitoring
- \$0.3 – contracts – roof, sanitation, common space telephone, pest, central A/C, lawn, pool, exterminator, uniforms, fire alarm, elevator (but not TV)
- \$0.3 – repair & maintenance – supplies, external labor (outside of contracts and staff)
- \$0.2 – cable TV
- \$0.1 – money added to our reserves
- \$0.1 – administrative general– office supplies, permits, legal, etc.

While no new special assessment has yet been proposed, we do expect such proposals at board meetings in the next couple of months. These proposals are most likely to deal with necessary maintenance, overdue beautification, and expansion of our gyms.

Your Fob may not open doors for you

All of the 2,400 fobs that once provided access to the Summit have been deactivated. As the start of September, 850 have been reactivated for legitimate residents. This lesser number of live

Fobs provides us with improved access security.

If you have been away and need your Fobs reactivated, bring them to the office when you return. This reactivation only takes minutes. If you arrive on the weekends when the office is closed, you can get a Fob at garage security that will work until the next time the office is open. Please call the office with any questions.

Optional Resident Confidential Information Form

Consider (strongly) providing your emergency contacts and any special medical conditions on a form available in the office. This information would be used only in case of an emergency and could just be a life saver.

Garage parking rules are for real

Cars parked in spaces without matching permits are now being towed after two warnings. The old yellow temporary permits are no longer valid since they were replaced months ago with ones that hang on the front mirror. Please visit or call the office if you have a concern or question.

Bicycles room rules are for real too!

The bicycle rooms are full of bicycles that are never used. Many of them belong to former residents. Many have flat tires and are rusty and unsightly. These bicycles keep us from providing good spaces to present residents and from fixing up the rooms.

To correct this problem, enforcement of existing bicycle room rules is about to become much more immediate. In early December, 2010 all remaining bicycles that do not have visible Summit permits will be disposed.

One month later, in early January, 2011 all bicycles with expired Summit permits will be disposed. Permits are good for twelve months, but you can renew all of your permits with one visit or call to the office.

Something is cooking – Rosalind Katz

Our little coffee shop has just reopened after vacation with a modern and efficient workspace. Their first meal using the new set-up indicated a great step forward. See for yourself-- c'mon down! *(Thanks to Brian Wilkie for helping with this great improvement.)*

Missing any porch tiles?

The concrete restoration team had to drill into the concrete of our porches wherever there was the possibility of cracks that might lead to a weakening of the porch. Despite this, in most cases, the damage to the existing tiles is limited. Since tiles were optional enhancements made by owners after the units were bought, replacing the tiles is the responsibility of owners. The office has information about at least one vendor who is willing to replace a limited number of tiles at a fixed price.



We may not be in deep water

The east pool has had a slow leak for a long time. Those who park their cars under that pool will recognize the damage such a leak can have over an extended time. Fortunately, the fixing of the concrete under the pool is already part of the larger concrete restoration project. The fix of the pool itself, though, will require it to be drained twice. First, the engineer needs access to the dry surface to develop the specifications for the required fix. After a competitive procurement of a vendor to accomplish this fix, it will be drained again. Refilling the pool between these steps will dramatically reduce the time the east pool will be unavailable. Plans are in place to have this all done before our busy season. At all times at least one pool will be available.



Clubs & Committees -- Sign up for committees, and see the date of scheduled meetings, at the office. Club schedules are posted in the mailrooms. Please participate!

Clubs and committee schedules and articles will also be made available in the Observer and MySummit.org if sent to Summit.ObsERVER@gmail.com

The Social Club

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

Landscaping Committee

– Laura Naron
A guided trolley tour of Fairchild Gardens is scheduled for committee members on the morning of Wednesday, October 6. The tour will provide insight into which plants grow best in our tropical climate. If you are interested please sign up in the office. We also welcome others who are interested in joining our committee.

Beautification Committee

Our largest committee, chaired by Ruth Carruthers, has been working very hard to put together proposals for improving our common areas including the lobbies and hallways. Materials, design, and costs have been analyzed. Presentations have been made at recent board meetings. At upcoming board meetings, we expect specific proposals to the board for projects to update the look and feel of our buildings.

Our Library is Staying Open! *Read it here*



Fortunately, the city of Hollywood has decided that the Hollywood library will stay open from 10-6 Monday through Friday. The library is just outside our south entrance, and has a nice collection of book and movies. It also has fast wireless internet access and computers for use for free.

In the same building is the Hollywood

Community Center with enough activities to keep us all busy year around. Go to the front desk and take a look at the vast variety of fun, educational, and useful activities.



You can arrange to get a calendar of activities on the boardwalk, in downtown Hollywood, and in Hollywood parks, emailed to you every month at www.hollywoodbeachcra.org. A list of other useful area websites are available at MySummit.org

Email Discussion Group

An informal "Email Discussion Group" has been created and maintained for interested Summit owners by Mike Morelli. If you use email and would like to connect with other Summit owners, including many you have never met, this is a simple way to do it! Summit owners have a wealth of information that is at your fingertips. Why not tap into it? From finding a new dentist to establishing a backgammon club, you simply send one email that all Summit owners in the Group receive. Only Summit owners are permitted to join. Interested Summit owners are welcome to join the group or ask questions by emailing a note to Mike Morelli at ASCMM@Q.COM

Owner recommended businesses

These are free mentions, suggested by, and the responsibility of, our owners. We are considering a paid advertising page attached to the Observer that would return funds to the Association. If you have any opinion on this advertising please let us know. This month we will start with just one.

Eileen Wallach recommends the vegetarian **Sublime Restaurant and Bar**, Ft. Lauderdale, 954.615.1431. Even her non-vegetarian/vegan friends like it! Completely cholesterol-free and has organic wines and spirits. It's beautiful: waterwalls, Italian glass tile and skylights. Received 4 of 4 stars from Sun-Sentinel and South Beach Wine & Food Festival's best restaurant Broward (2005). It's a real celebrity draw.