



From The President - Jeff Spiro, Ph.D.

In the next 3 months, we will be busy. Not that the last 9 months haven't been busy, because they have. We look forward to the return of our "snowbird" friends. Also within the next 3 months we will be discussing and implementing many major ventures.

At the October meeting, we will be voting on the proposed special assessment. We will begin the process of installing transponders on cars approved to park in our garage. We will be finishing the installation of 8 new Fob readers (the 2 gyms, the 2 game rooms, the East and West entrance to the pool and the stairwells that open to the pool.) When we have finished you will need your Fob to access the pool deck, gyms and game rooms.

In November we will be voting for our 2011 budget, with the option to have partial or full reserves. **If we do not receive a large enough turnout of voters, we will be required to pass the full reserve budget.** Read and understand both budgets. Ask questions and keep asking them until you get an explanation with which you are comfortable. **Regardless of how you vote, the overriding concern is that you do vote!**

In December we will be meeting all the candidates who wish to run for the Summit Board. Get to know them. Ask as many questions as you need. Remember, they will make many decisions that will directly affect you. Or, if you really want to make your vote count, you should decide to run for the board. We will also start work on implementing the special assessment, if it is approved. January will be our Annual Meeting and the election of a board that will guide us through 2011.

As always, continue to enjoy all that the Summit offers, but keep your expectations high that the improvements we have long waited for will be a reality in the near future.

Hurricane Season until November 30

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.

If you leave a car parked on the first floor and you are not here during hurricane season be sure to leave your car key with someone who can move your car up to a higher floor if a storm surge is predicted. You need to inform the office as to who has your keys.

Special Assessment

At the board meeting on October 21, a vote is scheduled on a proposed special assessment of \$1,461,000 for updating our overdue hallways and card rooms, undertaking the necessary pool repair and fire alarm system replacement, and spreading out our crowded gyms into separate cardio and weight gyms. Please attend the meeting if at all possible and voice your opinion.

The replacement of the flooring and the fire alarm system make up the bulk of the expense. The fire panels are becoming obsolete, and are becoming increasingly difficult to maintain due to the lack of availability of parts

After years of delay, and after months of work by the Beautification Committee, the board voted in September to focus the assessment on installing tile on the most heavily traveled floors (1, 2, 3, and 25) and installing new carpet on the other floors. The work on the first floors would include replacing the tile in the lobbies. While the initial cost of installing tile is more expensive than carpet, this compromise solution should save us significantly in the longer term because it will prevent the heavily traveled floors from quickly becoming worn again.

IN CASE OF EMERGENCY call a 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

Send articles, ideas or feedback to Summit.ObsERVER@gmail.com or office's Observer mailbox. Join Communications Committee to support Observer, MySummit.org & MiniObserver -- Editor Steve Naron

Concrete restoration and painting

Work is scheduled for completion by the end of this month including concrete and painting under the both pools and outside of the garage. Our new clean look is very popular with the residents and looks great from A1A and the beach. Let's hope we now get another 30 years out of our concrete! Of course, the price of being on the beach with its punishing winds is that we will have to paint much sooner than that. But after the last year we know that painting is a lot quieter and quicker than concrete work.



Rentals

Relatively few of our owners rent their units. For those who do, here is a reminder of key rules that have been in place at the Summit for many years.

1. Owners can rent their unit only once in every 12 month period. No rental can be for less than a four month period.
2. During the period of the lease, the owners give up to the renters all right to use all aspects of the Summit.
3. Perspective rentals must be reviewed and approved by the office before anyone can move in.
4. Subleasing is not allowed.
5. Finally, owners are responsible for any violations of the Summit Rules and Regulations made by their renters. They must make sure renters have a copy and understanding of these rules.

Please check with the management office for other issues in renting your unit, especially the parking rules. In addition, we have been told that the Broward County Transient Rental Accommodation Tax is required from owners who rent for less than six months. You can reach the taxing authority with questions at 954.357-8455.

Updated Association Rules

The up-to-date rules books are available at the office and on MySummit.org at "Living in a condo".

Landscaping committee

Three members of the committee toured Fairchild Tropical Botanic Gardens in



Coral Gables to better understand which plants do well in our climate. It was a beautiful, but windy day, and a useful education

What's new at the Café?

Not just the kitchen is new:

1. The café now provides **delivery service** (and takeout too) when open
2. Monthly Sunday BBQs
3. The café and surrounding areas will soon be an **internet hot spot!**

There was a kitchen full of people for Armando Sera's tour of the improved kitchen in our café.

Improvements to the layout bring our facility closer to a professional kitchen. The changes include dedicated dish-cleaning and food-warming areas. The design rearranged facilities to significantly reduces travel for the staff, food, and dirty dishes. It has already resulted in improved service in the café.



The October 11th BBQ attracted quite a crowd and included wonderful pineapple chicken in addition the hot dogs and hamburgers and all the fixings. Nobody left hungry!

We are also considering an outdoor speaker system. We would like to form a Music Committee for frustrated DJ's and others. If you are interested please join in the office.

Use our café: 8-4 *except Tuesday*
Friday dinner starting November 5 - reservations,
954.921.-4737

Collections

It has been only one month since the policy was put in place limiting access to common facilities for units over 90 days late in payments. In that month the number of 90 day late units dropped from 27 to 16 and the total amount of funds late has dropped by over 30%! We are now at less than 2% of our funds late (and going down.) This is truly outstanding for a local condo.

Protecting us from our mistakes

We have a safe and secure facility, but problems happen and we have to stay alert. Here is a summary of some of the problems our security has seen and dealt with:

1. Exploding eggs – More than once boiling eggs have been forgotten causing smoke in the hallways. Suggestion: Set a alarm timer
2. Water leaks in empty units -- Suggestion: Please turn your apartment water off when you leave for more than a week! A water alarm in your A/C closet is also a good idea.
3. Illegal parking – wrong spaces, broken down cars leaking oil, commercial signs. Suggestion: Know the rules because after warnings are issued, cars are being towed.

Our problems are small and we want to keep them that way. Please cooperate with our security staff who are working 24 hours a day to keep us safe.

Garage door

Soon residents with parking spaces in the garage will be able to obtain a garage transponder for their car that will open the garage door. We will continue to have 24 hour security at the garage door, but now the security guard will be able to focus on those (hopefully few) cars without transponders. This should both increase our security and speed the opening of our garage door. Rules for these transponders will be included in the November Observer.

Save on Insurance!

A package of safety certificates is available in the office that could provide significant discounts with your current insurance policy.

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

Snowbirds and Fobs

All Fobs were turned off during the summer to allow us to bring the number of active Fobs under control. You can have them quickly reset in the office (M-F 8-5). Snowbirds returning during the weekends, can request a temporary Fob from security at the garage.

Pool Work

The east pool is going to be closed until repairs are completed. Work is scheduled to be done by early November. The west pool resurfacing will be put off until the spring. Two heaters have failed and have already been replaced.

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!

Two new committees are being established to study and put together proposals for two areas for improvement at the Summit. Please sign up in the office. Take an active role in your community.

- **Card Room Committee** – What chairs, tables, and layout should we have?
- **Music Committee** – Are you a frustrated disk jockey? Where, when, and what music do we want on the pool deck? Just for special events? Should we have a sound system on the deck?

The Social Club

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

New Deck Pool Lighting

Fixtures are now in place and plans are in place to double the wattage. The exposed electrical panels near each light service the underwater lights in the pools. We are looking for attractive covers for these that fit in with the décor of the deck.

Property Prices – Leonard Zackon

While many factors affect the value of real estate, such as view, exposure, degree of renovation, etc. it is best to start by looking at recent sales and current listings to analyze market value. A total of 13 multiple listings have been sold year-to-date:

- 1 bedroom 3 units \$160,000-250,000
- 2 bedrooms 9 units \$250,000-400,000
- 3 bedrooms 1 unit \$385,000

Currently there are 20 units listed for sale:

- 1 bedroom 5 units \$169,000-215,000
- 2 bedrooms 9 units \$289,000-459,000
- 3 bedrooms 6 units \$419,000-555,000

It is essential to be an educated buyer and/or seller. Without knowing market values, sellers can underprice their property and, when an owner agrees to sell at a price sharply below market, all owners at the Summit are affected. We have remarkably few distressed sales. Effectively, our property values can be maintained, given the short supply of units for sale, less than 3%. And despite the downturn in the broader economy, there are buyers coming to the Summit every day, from all over the world, because of our great location and amenities. When the planned renovations are completed in the lobbies, hallways, card rooms and exercise rooms – the value of everybody's unit will immediately rise.

Saving Our History

The Summit is almost 30 years old. A good bit of its history has been recorded in the Observer. Most of the issues were published before the existence of easy, cheap personal computer publishing. Publishing was done with expensive, specialized printing equipment and labor intensive manual cutting and pasting. We dedicated a print room (in the north tower) for the purpose. Since we do not need this room any more, we are making it the new north tower game room to make room for the expanded gym.

While cleaning out the old print room we found almost every Observer from 1984. We are scanning these wonderful pieces of our history so that everyone can enjoy them. The earliest we found is from February, 1984, but we know it was published in 1983. Does anyone have any earlier issues? Is anyone interested in forming a Summit history club? We need help (and leadership) in assembling all the materials found and are sure we have only touched a small part of what is available.

In reading the earlier Observers you can start appreciating the massive amount of work that went into the Summit over the years. The builder did not hand us a finished product. It was the active owners, each in their way, who contributed to what we have now, both in facilities and community.

Special thanks are due to our recently deceased, Irving Rosencranz, who was the publisher of nearly all of these issues.



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We Are Doing It!

PRESIDENT'S MESSAGE

In my first message as President of Summit Towers Condominium Assn., Inc. I said "WE CAN DO IT!" I am happy to report we are on target, **WE ARE DOING IT!** The seeds of progress have been planted and at pre-

Board selected Schwartz & Nash to be our Lawyers and Joseph Siegel, CPA as our accountant. Also approved was the installation of the gate to close incoming traffic on the Jefferson Street side of the North Tower. A pedestrian gate will be installed for easy access to the street and Broadwalk. An additional gate will be install-