



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

Owners should see in their mail:

1. Before October 30 -- Proxy to vote on the reserve levels of the 2011 budget
 2. Before November 20 -- Coupons for special assessment payment due December 1
- If you do not get these by those dates, please call the office (M-F 9-5) 954.925-3337

From The President, Jeffrey Spiro, Ph.D.

Life at the Summit continues at a frenetic pace. We have just resolved the special assessment issue. We are now focused on our budget.

There are two major components of the budget that we each need to be aware of. The first is whether to vote for full or partial reserves for 2011. The math should convince most of you that if you vote for 'full' reserves, your maintenance fees would climb through the roof. It would be an enormous burden for many of our owners. The only way to NOT have 'full' reserves is to have at least 199 owners vote or else we are mandated to have full reserves. If at least 199 owners vote, then whatever the vote is will determine whether we have full or partial reserves. **SO, YOU MUST VOTE, EITHER IN PERSON OR BY PROXY!** The second aspect to the budget dilemma is that, while we don't think it prudent to have full reserves this year, we believe it is absolutely imperative to move toward full reserves. If we had full reserves, **EVERYTHING** in the last four special assessments **AND** the next special assessment, as well, would have been covered by our reserves! You will note that we have made a slight increase of our commitment to the reserves in next year's budget.

There is an old Chinese Proverb that says, "Do not spend the money that you don't have." You should not only expect but demand a fiscally prudent board that safeguards your money. You should also expect and demand a well-run building, providing the amenities that we all deserve. We believe that with this budget we can accomplish this!

Return your proxies for partial reserves. Full reserves would increase assessment by more than 50%!

Six questions about the reserve choice

1. What are reserves?

Reserves are funds set aside for use only for replacement and updating significant components of our condo.

Reserves cannot be used for operating or maintenance expenses. Good examples of permissible expenses for reserve funds are the items that are in our past or present assessment: replacement of A/C cooling towers, fixing of the roof and building concrete, and

replacement of carpeting. Reserve funds are protected by a well developed set of accounting and legal rules and procedures.

2. How was the amount needed for full reserves established?

Florida law requires condos to periodically have a professional and independent Reserve Study. (See the article later in this Observer about the Reserve Study.) The amount required for full reserves in 2011 came from that study.

3. Who can choose between the partial and full reserves?

In many states and countries full reserves are absolutely required. In Florida only a vote of the owners can allow a condo to operate with anything less than full reserves.

4. Why are full reserves in 2011 so painful an option?

Until now, we have put little in our reserve account. Therefore, to reach the 2011 goal from the Reserve Study would require large contributions to reserves.

5. How do I vote?

The easiest way to vote is to mail back your proxy with the enclosed envelope. Or, you can bring it the office. If you lose the proxy, the office can help you. Finally, if you really must wait until the last minute, you can vote until 7pm, November 11 as you enter the next board meeting.

Please vote!!!

6. Finally, why have reserves at all?

Reserves increase a condo's financial stability and decrease the need for special assessments. Our low levels of reserves are public knowledge. A condo with little reserves is seen by many as risky. In the past month a bank turned down a Summit buyer for a loan because of

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

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our very low level of reserves. With the amount put aside in our partial reserve budget we can reach this bank's minimum requirement (10% of budget) by October 1, 2011.

Special Assessment -- Back to 1982

Back when the Summit was built, it sparkled. It was a new level of luxury and services that caused one tower to sell out in less than 24 hours! It is still unique when you consider its location, services, and facilities. Unfortunately, time takes its toll on everything, including buildings, especially those exposed to the weather we get on the beach. About five years ago the boards at the time started a series of special assessments to deal with the results of years of unrepaired wear and tear. First the necessities were done: the roof, the A/C cooling towers, the paving, the concrete, etc. Fortunately, after the external concrete was restored it was freshly painted. That was a sign that the Summit was back!

On October 21, the board approved the latest assessment. It contains money for necessary repairs, such as the fire panels, and, finally, for refreshing the look of the inside. We are catching up! The hallway carpets, among other items, have stayed long past their expected life and show lots of wear.

Coupons for this assessment will go out in November for the first payment due December 1. For the remainder of 2010, the plan is to only use assessment funds for critical repairs, including the fire alarm system. In 2011, after the winter is over and the snowbirds start to leave, the plan is to start the overdue replacement of the carpet and other inside work.



Gym "stretching"

When the Summit was new there were women's and men's gyms in the north and south towers (four different gyms!) The women's gyms later became our game rooms. As a small

part of the new assessment, we are going to put the rooms that were our women's gyms back into full use by having separate cardio and weight/mat gym rooms in each tower.

Those of us who have run into the universal gym on the way to the bathroom, know the present gyms are jammed much too tightly. In both towers

game room equipment will be moved to available rooms. Because we are taking advantage of existing spaces and do not have to move plumbing or walls, this is a very simple (and inexpensive) way to expand our gym facilities. The money to make this happen is a small part of the new assessment.

A Quieter Gym – Please

In a condo people live all around you. Because of the 30 year old design of our building, people also live around the gyms. DO NOT drop weights or release or push the universal handle so as to make loud clanging noises. For example, we have recently found one of our older residents was lifting more weight than appropriate and then repetitively releasing weights from height. While we appreciate the enthusiasm of this resident, this behavior can be dangerous. It definitely is unpleasant for the gym's neighbors. PLEASE be considerate.

The Reserve Study

Want an excellent quick read on part of what it takes to maintain a large condo?

The independent specialists who put together our reserve study do these reports all of the time. The study they put together for us attempts to predict the time and cost of major expenses for maintaining the Summit. It explains in detail the nature of each repair and the financial analysis used in very readable English.



Beyond its use as a legally required instrument for establishing our full-reserve budget, the reserve study provides a good education for board members and owners alike. It shows that it is possible to plan well ahead for likely needs and smooth out the financial impact. Owners can get a copy at the office.

The pictures here, of a new Summit HVAC pump motors and old trash compactors are from the reserve study done by GAB Robins North America, Inc.



Hurricane Season until November 30

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

Welcome Back Snow Birds

What's new since March

- ✓ **Your Fob will not work** if you have been gone for a while. Office resets them for you (M-F 9-5). Residents returning on weekends can get a temporary Fob by contacting garage security.
- ✓ **You now need your Fob** to access the gyms, pool deck & game rooms. *Fobs associated with units with over 90 days late fees will lose access to these amenities.*
- ✓ **Newsletter** – the Summit Observer has been published since March. Catch up on what you've missed with issues at [www.MySummit.org](#)
- ✓ **Internet hotspots** – café & women's south tower card room
- ✓ **Café** – Now has takeout & delivery (& internet hotspot!) open 8-4 except Tuesday. Friday dinner starts on November 5. Monthly Sunday theme buffets have started.
- ✓ **New Committees** – landscaping & others, see list & sign up in office
- ✓ **Updated Rules & Regulations** – get copy from [www.MySummit.org](#) or office
- ✓ **Cars without passes are now being towed without warning** (inside garage or outside) -- since, without passes, we have no way to find and warn the owner.

Of course you will also notice some “small” changes including the very popular new look of the outside of our building!

Get into the garage faster

Owners of spaces in the garage can now get one free permanently affixed electronic garage door opener for their car and a new permanent sticker. Owners will need to provide copies of car insurance and registration. Please see the office for details.

Clubs & Committees

Sign up for committees at the office. Club schedules are posted in mailrooms. Participate!

Learn & Laugh - Sunday at the Summit

How about a regular educational/entertainment event on Sunday evenings during the high season? There are plenty of people who have interesting and entertaining stories to tell that should be of interest to residents.

Eileen Wallach, LMSW, CLL, RNR, has offered to provide us with one of her hilarious presentation used by corporations around the world to lighten up and improve their creativity. She, obviously, usually gets “the big bucks” for this, but is generously providing this program for free. Eileen is schedule for Sunday, November 7 at 7pm in the south lounge.

We need your ideas for future Sunday programs. Please send Summit.Observer@gmail.com your suggestions with the subject line “Sunday at the Summit.”

Usual Weekly Events in November

- Tuesday
 - 5:00pm informal BYOB outside Café
 - 7:30pm Social Club movie, south lounge
- Wednesday 7:30pm Computer Help outside Café
- Friday dinner at Café, make reservations at Café

(Very) Partial List of Upcoming Events

Look for details & up-to-date schedules in the mailrooms or in the posted MiniObservers.

- Tuesday, November 2 – Florida General Election
- Sunday, November 7 7pm “Finding Your Everyday HaHa” south lounge, Eileen Wallach
- Thursday, November 11 7pm Board meeting, south lounge, votes counted for partial reserves (Get your proxies in!)
- November 14 – Hadassah college of knowledge luncheon
- November 18 – Hadassah pot-luck luncheon

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: November 11, December 16
- New Board Candidates Night – December 30
- Annual Meeting and Election - January 20, 2011

At our upcoming November 11th meeting, (7pm south lounge) we will be counting the full reserves vs. partial reserve proxies. Owners need to get their proxies in before the meeting

Our New Maintenance Manager

In his first two months on the job, Bill Sosa has already developed and tested approaches for reducing energy use, hallway condensation, and pool deck unevenness. While it will take time, in a condo our size, to fully implement each approach, his ideas are already bearing fruit. A representative of Florida Power and Light (FPL) was very complementary about the real savings we have already seen and the plans Bill is putting in place. We are impressed, and we do not impress easily.

Bike Storage

Starting December 1st, bikes without visible Summit registrations will be disposed. Since warning has been posted on the bike doors and in the Observer for many months, we assume these bikes belong to past residents. Hopefully, the removal of these bikes will make sufficient room for present residents.

The Social Club – Joe Garbis, co-president

The Social Club has had a very active and successful summer program. Al Adelson did a great job of coordinating all the events. Of course, none of that could have been accomplished without the help of the Social Club board members: Roz Katz, Renee Lewis, Lisa Levine her mother Beverly and our package deal of the Dottavios: Julie, Freddie, their daughter, son in law and grandson. I hope I haven't left anyone out, if I have, I apologize.

Dues for the year 2011 are now due, \$20.00 per person per year. The best deal in Florida! All residents of the Summit are eligible.

I must submit this report before our plans for the future have been completed, but you can be sure the plans will be exciting, interesting, and will cater to our members.

Check the bulletin board for activity updates. Don't forget to pay your dues.

Corrections to October Observer

1. Water alarms are not free -- Water alarms are available in the office, but they are \$10 each.
2. Had wrong Café open days – As always it is open 8-4 all days but Tuesday. *Reserve ahead and you can also participate in their popular Friday dinners and monthly Sunday theme buffets.*

The Continental Corner

Continental Management, our management company, is providing us with an article of general interest.

“Going Green Can Save You Green”

- Shelly Tygielski

If saving the planet isn't reason enough to start being more environmentally responsible, then how about this: going green can actually save you money. It's absolutely true and you'll find it pretty painless to see some dramatic results. The biggest misconception people have about being eco-friendly is that it takes lot of work. However, here are few simple things you can do to go green and save green.

Switch to compact fluorescent light bulbs -

These not only help remove greenhouse gasses from the air, they reduce energy consumption and lower your bill.

Turn off lights & TVs -- If you're not using them, turn them off. It saves energy and also helps keep your Florida home cooler. The heat from lights and TVs, combined with our warm Florida weather, means you're A/C has to work extra hard, especially during the summer months.

Upgrade to energy-efficient appliances -- If you have older appliances, now may be the time to look into replacing them. True, this requires an initial investment, but with today's energy-efficient technology, many new appliances actually pay for themselves in just a few years.

Install low-flush toilets -- Saving water is a hot button in our state. Low flush toilets are a very affordable way to conserve water and lower your bill. However, if you're not ready to make the investment, try this little secret. Fill a milk jug with stones and place it in the toilet tank to displace water and use less to fill the tank.

Replace or clean your A/C filter regularly -A dirty, clogged filter means your A/C is not running as efficiently as it should. Clean filters lower energy consumption and provide a much healthier air quality.

These are just a few ways preserving the environment and saving money go hand-in-hand. Of course, it's still great to do things like limit shower time, recycle, use natural cleansers and switch to reusable shopping bags. We're lucky to live in such a beautiful state and if we all commit to a few little things we can do our part to make sure Florida remains a great place to live for generations to come. If you'd like to learn more about going green, just Google it! There are incredible amounts of information and helpful tips available online.