

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

Critical mailings & dates:

1. December 1 – 1st payment (\$1,000) toward special assessment was due. Coupons to all owners were mailed November 16th.
2. December 11 – Office must receive notice from any owner who wishes to run for the board. Formal notices to all owners were mailed November 17th.
3. January 1 – 1st 2011 quarterly maintenance payment due, coupons were mailed in late November.

Please contact the office (M-F 9-5) at 954.925.3337 if you have any questions or concerns.

From the President – Jeff Spiro, PhD

December signals to us that the year is about to end and a new year is about to start. This is, of course, very appropriate to us here at the Summit. Most noticeably will be the end (finally, finally, finally!) of our concrete restoration and the departure of Coast to Coast (for now). Certainly they did a great job and we can all take pleasure and pride in how our buildings look. But their presence is like a visit from the grandchildren: we look forward to their visit, love the time we spend with them, but are relieved when they leave.

It appears that we have finally found the right company to replace our decaying fire panels. We expect to sign the contract very soon and begin work in early January. You need to be alerted to the fact that, to protect us all, we need to do work in every apartment. Please make sure that the office has your keys.

We found that the pool was 1,000 times worse than we had thought. One only has to look at it to see the massive amount of work they are doing as they strip off all the layers of Diamond Brite™. The work that Coast to Coast is doing on the pool will finish in mid-December. They will then apply the waterproofing and fill the pool with water to test it. If all goes according to schedule, another company will be here early in January to apply the new Diamond Brite™ and tiles. We hope to have the pool up and running in mid to late January

I don't know what your experience is, but I find the time between Thanksgiving through the New Year to be a time of eating, eating and still more eating. I guess that's why most gyms report that the time of year their usage is the greatest is always January. That is why we are working hard to find the right floor for the game rooms so that they can be converted to our second gyms and we can move equipment into them.

We expect to begin work on our interior renovations in the spring. But that doesn't mean that we should not start working on our final selection of color and design of our carpet and tiles, as well as all the other components of this project. More on this to follow.

So during December and January we will be on the same frantic pace as we have been all year. That's because to live at the Summit is to **be at the summit!**

Election of the Board

Every year, in January, we elect a board of nine members to oversee the operation of the Summit for one year. The board then selects from their group four officers with distinct responsibilities to the Association and other owners. **Owners can throw their hat into the ring by submitting to the office a "Candidate Application Form" by December 11.** Please contact the office if you are interested and have not yet received your form by mail.

If you are elected, plan on contributing your expertise and time to making the Summit even better. The Florida Condominium Ombudsman office suggests the following question for candidates: "Do you intend to do the best you can for your association, not for your own best interest?" If you are interested in protecting and improving the Summit for the long-term enjoyment of all owners, than you should consider running. If you have a personal agenda or are very thin skinned, it might not be an appropriate choice for you.

In 2010 we were proud to have restarted the Summit Observer and establish www.MySummit.org and the MiniObserver. In 2011 we want to further improve Summit communications. To do that we need more ideas, articles, and Communications Committee members -- Editor, Steve Naron



Your Summit Condo Board – Henry Tishman

The relationship between the unit owner and the condo board is unique. While the owner struggles to make ends meet and afford his (now) high-priced living space, the board members loom overhead in their ivory towers, with their fancy suits and top hats, puffing cigars and drinking 75-year old scotch while making the rules to which the owners must adhere.

Okay, so perhaps that is an exaggeration, but it signifies how many condo owners feel—especially when the day-to-day needs of the owners conflict with the Association's regulations.

Each board member is obligated to know the applicable laws and to faithfully follow the governing documents of the Association. The state statutes on condominiums must be strictly followed. In addition to the express requirements of the law, a board member must be familiar with the declaration or covenants, the by-laws, or other controlling documents which form a contract between and among the home owners within the Association.

Perhaps the main function of most associations is the repair and maintenance of the common areas and building exterior. The maintenance responsibility for an association is established in the declaration or by-laws. The board must become familiar with the property to budget and plan accordingly for upkeep as well as emergency expenditures (such as storm damage.) If the board does not plan adequately, what typically occurs is a breakdown of various components and an onslaught of emergency expenditures. For example, if the board delays replacement of a roof, it may find it is spending an inordinate amount of money patching a deteriorating roof on an emergency basis. Over time, the cost of patching becomes more expensive than the re-roofing would have been in the first place. A great deal of money can be saved by careful planning.

Related to the duty to maintain the property is the duty to adopt budgets and collect assessments from the apartment owners. In a way, an association is merely a conduit for the apartment owners to pay for the various expenses of operating the property. The budget process is not one where an arbitrary figure is created that will establish the monthly assessment and then the board tries to figure out how to best spend the money. The correct process is a reversal of that. The board must also find out what the estimated useful life of its structural and mechanical components, surfaces of the buildings and common areas, energy systems and equipment are, and then determine a reasonable amount for the owners' monthly contributions to a

reserve fund.

The Summit does not have "deep pockets." The only money it generally receives is the maintenance and assessment payments of the owners. If some of the apartment owners go into bankruptcy, or simply cannot make payment, there will be a budgetary shortfall. Because the budget is determined and then divided among the home owners, bad debt will cause a shortfall. It would then be necessary for the board to determine the anticipated shortfall from bad debt and budget accordingly.

Board members owe a fiduciary duty to the apartment owners to manage and operate the association using the care that an ordinarily prudent person would use under the same or similar circumstances. This means that the board must exercise business judgment in making decisions while operating or managing the association. Business judgment involves making rational, informed decisions in good faith.

The board has a duty to uniformly enforce the governing documents against the owners and other residents of the property if necessary. A board does not have the authority to waive or excuse compliance with the requirements of the covenants.

Advertisement (about advertisements)

In 2011 the Observer will restart the long tradition of carrying advertisements. Monies collected will be used to help make Summit communications activities self-supporting. Today these activities include the Observer, MiniObserver and www.MySummit.org. The signup form with details will be available at www.MySummit.org and in the office. There will be reduced rates for owners.

From the VP & Chair, Architectural & Engineering Committee – Armando Sera

This week marks the one year anniversary of the start of the concrete restoration and painting project. To date, both towers have been completed and the permits have been closed. The garage structure has some minor items to be finished and painted before closing its permit.

The original scope of work was completed several weeks ago. Since then we have been working on the concrete damage that was not foreseen, including work:

- in the garage under the east pool,
- on the floors of the 3rd floor bicycle storage rooms and the 2nd floor paint storage room, and
- in the garage east stairwell.

Fortunately this work should be finished very soon.

We performed a general project walk-through on Friday, December 3rd to create the final punch list for the whole project.

The ongoing east pool restoration was not part of the original scope of work. We knew from rust spots inside that we had some serious damage to the structure of the pool. Once the pool was drained and work was started, we found that the water-proofing under the Diamond Brite™ was **never** properly applied. This lack of water-proofing is the likely explanation of the surprising amount of damage in and under the east pool.

In order to apply the water proofing as it should have been done 30 years ago, we have to:

1. remove all the layers down to the concrete,
2. repair the damaged concrete and rebars,
3. water-proof/seal the concrete,
4. fill the pool with water,
5. check for leaks for 72 hours,
6. drain the pool,
7. apply the new tile, and
8. apply the new Diamond Brite™ surface.

We have the concrete, pool, sealant, and surfacing companies checking each others' work. They will provide us with multiple year warranties for the concrete, water-proofing, and the surface.



Two key lessons learned from the restoration project:

1. A few residents prevented us from having access to their balconies during project estimating and delayed access during the work. This cost us all dearly in dollars and schedule. Future projects must find ways to avoid these obstructions.
2. There was an estimate for these unknown as a contingency in the special assessment budget for this work. Unfortunately, no one can guarantee a construction project's costs to the dollar. .

In the last year, we have lived through restoration of 30 years of ocean front wear and tear. Although it might not feel like it, we actually got off relatively easily because our building is basically very sound. We just learned about a slightly older condo

down the street that ended taking down their balconies as part of their restoration. Another condo of comparable size in Hollywood has an estimate that their concrete restoration will take over three times what ours cost. Let's count our blessing for having picked the right place to live and congratulate ourselves for getting our building ready for another 30 years!

Thanking Our Staff

It is that time of year where we should consider the special effort that our staff puts in year around. They keep our home going 24 hours a day. They deserve our thanks.

While your association does provide year-end bonuses, many residents choose to provide something extra to those staff members who made a difference to them. While considering such gifts, remember that we are staffed only as a condo, not a hotel. Therefore, often our staff is sometimes a bit stretched and our expectations are a little out of whack. Sometimes it seems amazing that they put up with us and our expectations. For that alone we should say, and show thanks. Please keep this "thank you" attitude in mind during the holidays and throughout 2011.

The Summit in 2015?

The 2010 Summit reserve study indicates that we are getting to the end of the series of repairs and updates, (some accumulated over 30 years) which has caused special assessments (and noise) for the last four years.

For the first time in years, the owners have the luxury of starting to consider some future nice-to-do's. At the pool we constantly hear "wouldn't it be nice" ideas. Many of these ideas would make the Summit more fun for present residents and more attractive for potential buyers. Let's get these down on paper, if only to determine, once and for all, why they cannot work. Unfortunately we all know that many of these ideas may not be financially, organizationally, mechanically or legally reasonable. Fortunately, some of the ideas might be cheap or self-supporting. For example, we might just consider:

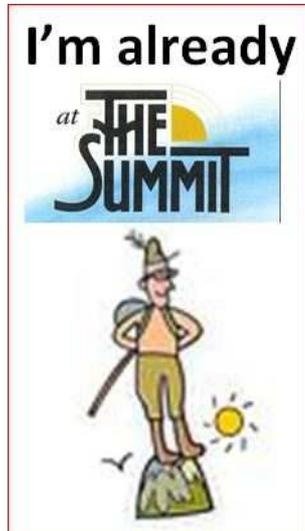
1. On the pool deck: cabanas, exercise equipment or tiki bar
2. Raised herb and vegetable gardens near back (beach) corners inside fence.
3. Cabanas available for our beach area
4. TV/movie theatre
5. Better access to high-speed internet

There are other possible nice-to-do's that are much more complex and expensive, such as:

- Water cut-off valves on each floor to reduce the inconvenience of large scale water turnoffs

- Pressurized hallways to better deal with the possibility of smell, mold, and smoke
- Wider use of hurricane windows to better protect our property and decrease insurance costs

What are your nice-to-do's? Send ideas to Summit.ObsERVER@gmail.com with the subject line "nice-to-do's" or drop them in the office addressed to The Observer. Use your imagination on improvements for present and future owners. Please do not self-criticize your ideas. Creativity requires curiosity, openness to mistakes, the embrace of uncertainty and a very strong dose of humor. ☺ The best three new ideas determined by a poll of the chairs of Summit Committees will win "I'm already at the Summit" t-shirts.



The Summit's History

Some of the earliest Observers are now online at www.MySummit.org. Over the next couple of months we hope to have the complete set online. Reading these older Observers allows us to appreciate all the contributions made by owners over the years to the Summit. Enjoy!

Thanksgiving, Civility and Happiness

Condo living is not for everyone. There are people all around us. Nearly all our neighbors accept and enjoy this. Few of us could otherwise afford to have the benefits – the location, facilities, and services. We have security, indoor parking, swimming pools, a café, gyms, common area maintenance and cleaning, and everything else, while being on the beach and at the beginning of the Broadwalk. The same services for an individual family home would cost many times what we pay to be here.

To make a condo work best *we all must obey the rules and practice civility*. A condo is not an individual home. Condo living is not going to change, so we have to adjust our expectations.

- It may not be as quiet as living in your own home,
- Sometimes we have to wait in line at the office,
- Not all rules were established for our individual situations and benefits, and
- Sometimes, believe it or not, security is tied up with

problems greater than ours..

Consider the benefits and costs. Look on the positive side and enjoy the Summit, enjoy your neighbors, enjoy yourself. To most of us it feels like paradise!

Finally, a wise man once said "If you are happy, let your face know it." Smiling does, in turn, make us even happier and it is infectious to our neighbors. It is a pleasurable, costless, and painless critical first step in practicing civility.

Unit ownership and responsibility

With ownership comes responsibility. In November an owner complained because the maintenance staff did not fix a leaky washing machine that only leaked when running. Equipment inside the unit is the responsibility of unit owner. We are not a hotel and do not maintain a staff of that size. If we did, our maintenance fees would be significantly higher.

The maintenance staff will respond to an emergency, including water leaking into your unit. In November we had four members of our staff show up during a weekend evening (two drove in from home) to deal with such a situation. As is common in these cases, the owners of the unit with the leak were away for an extended period and had not turned off their unit's water. Our security and maintenance staff entered the unit and turned off the appropriate valves and removed the excess water, solving the problem.

Please ... when you leave your unit please prepare your unit. Number one is turning off the water. See other suggestions at www.MySummit.org under "Going North?"

Bicycle Club

Of all the condos with access to the amazing Broadwalk and other local bike lanes, none have more bikes. It's time we formed a bicycle club! Our goals are:

1. To organize group bicycle rides for a range of rider levels
2. To share bicycle maintenance skills
3. To help maintain Summit facilities for bicycles, including the bike rooms

If you are interested please sign up by emailing MySummit.Bikes@gmail.com or by leaving a note in the office for the Observer.

Bike Removal

After 10 months of warning in the Observer and on the bike room doors, Bicycles without Summit registration tags have been removed from the Bike rooms. The bikes removed will be stored elsewhere onsite for a short while. See the office if you believe your bike has been removed. From now on, untagged bicycles will be immediately

subject to removal.

In addition, our long standing policy is that **bicycles can only be stored in bicycle rooms or apartments** (not on balconies). Bicycles stored anywhere elsewhere on the property are subject to immediate removal.

Social Club High Season – Joe Garbis

The Social Club is hard at work with plans for the new fall winter season as follows;

- Dec.15 -- Dine out
- Dec.31 -- New Year Celebration,
- Jan 12 -- Paid-Up Membership Dance, Karaoke & refreshments
- Jan 21 -- Hard Rock Excursion
- Feb 1-2 -- Overnight to Naples
- Feb 12 -- Valentine Dinner/Dance
- March 19 -- Dinner Dance & Murder Mystery
- April 24 Easter Sunday -- Children's Day on pool deck

Details for the above will be on the Social Club's bulletin board in the mailrooms. RSVPs are required for all of these events.

We need your membership dues to help finance the above activities, so if you haven't already done so please bring your \$20.00 membership fee to the office.

And ... please join us for movie night at 7:30pm Tuesdays in the South Lounge.

Summit Hadassah High Season

- Jan.11 – Youth Aliyah luncheon
- Jan.19 – Card party and luncheon
- Feb.17—Meeting, theme high tea
- Feb.21—Education day program
- Mar.13—Women of the year luncheon
- Mar.17—Purim party
- Mar.29—Keepers' luncheon
- April 14 – Women's Mock Seder

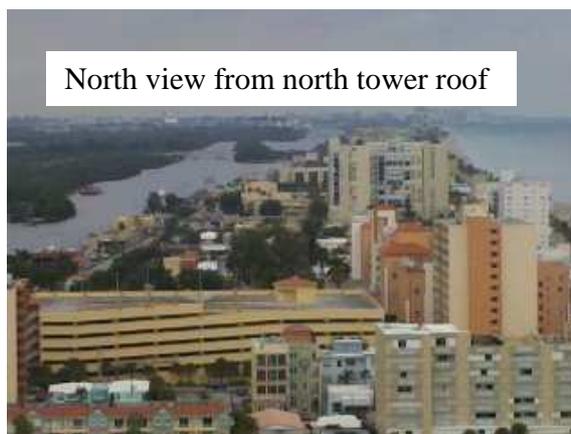
See the Summit Hadassah bulletin boards in the mailrooms for more information.

Work in your units & on your balcony

Recently two owners have allowed contractors to work on their balcony to cut parts for work in their unit. This is strictly forbidden and, of course, is very dangerous for those below. Owners who allow this are subject to fines. In general, please check with the office before you have contractors work in your unit to see what permits, proof-of-insurance, and other forms are needed.

Yes, We are part of Hollywood

On December 2 our entire executive board attended a meeting of the Hollywood Beach Civic Association and made contact with members of the city government, including Mayor Bober. The city government was very receptive to issues and we found common interest in landscaping, lighting, and beautification along A1A and the beach. Immediately after the meeting we hosted a tour of our facility for a member of the Mayor's staff. We even found some grants that we might be able to apply for starting in February, 2011. Expect to hear about the results of this new teamwork in future Observers.



North view from north tower roof

Laugh and the World Works Better

Board member Eileen Wallach, LMSW, CLL, RNR is also an accomplished humor therapist. She proved that when she made a crowd in the south lounge laugh until it hurt during her wonderful presentation "Finding Your Basic HaHa." She showed how easy it was to find and appreciate the humor you can find in everyday situations. Obviously all attending are better off for this lesson that Eileen taught so well.

The Summit "Theatre"

We now have the ability to watch movies on 100" screens in the South Lounge and inside and outside of the Café. We acquired a very reasonably priced high definition projector with built in DVD player and speakers. The first test movie showing was held in the south lounge for about a dozen residents. It was very impressive!

With the acquisition of this projector we finally have our own device for presentation at board meetings. This device also opens all types of possibilities, such as gatherings for televised football games. See you at the Summit Superbowl!

Landscaping committee – Laura Naron

Impatiens have been planted in pots by the cafe and lovingly watered by residents, Dario and the Landscaping Committee. Peeking out in the middle of the flowers you will notice parsley, basil and thyme. The basil and parsley should grow large enough for everyone to share if we give it a chance to grow. You can pinch a branch of the thyme now. Maybe there will be enough for pesto for everyone.

Impatiens have also been planted around the property for the best winter color. Although Art Landscaping did the majority of the planting, special attention and hard work was given to further placement and watering by the committee.



Research is being done on tropical native grasses, gingers, palms, philodendrons, and raised beds. A wish list is being built from this research.

Discussions have been started with the city about beautification along A1A and the beach that should lead to their contribution of expertise, and might even lead to grants.

If you have any pots, old plants you have given up on, or any gardening supplies that you are tossing, please donate them to us and please join, dig in, or just share your knowledge. Please join the committee and “dig in”.

Please Recycle

There are recycle containers on floors 1, 2, and 3, just after you enter the garage from both towers. There are also instructions as to the materials that can and should be recycled. You know it is the right thing to do. Enough said.

Candy Cane Parade & other Hollywood happenings

We have heard that the Ft.Lauderdale Water Taxi is going to start making stops along the Hollywood stretch of the Intercoastal by mid-December. Won't that be a nice way to commute? Also a large tour boat has taken up residence next to Georgio's Bakery with tours for reasonable rates.

The city is continuing to improve the roads that run up to the Boardwalk with tiny parks that keep cars back from the beach.

The last we have heard the \$100 million Margaritaville resort is still a go for the area along Johnson Street at the Boardwalk with ground breaking (late?) 2011. Hollywood is definitely on the move.

Hope that many of you enjoyed the 55th Annual Candy Cane parade on the Boardwalk on December 4. It was a blast! See you there next year.

