



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

From the President: Jeffrey Spiro, Ph.D.

As I finish my first year of being on the Board and being President, I find myself to be very confused. Just when is the 'slow time' here at the Summit? January is proving to be just as hectic as all of the other 11 months.

On January 20, we will be having three meetings. The first is the Annual Meeting where we will discuss the nine people who will be on the new Board. If we do not get a quorum, the meeting will open and close without doing any business. The second meeting is an organizational meeting. At this meeting the nine board members (The group is composed of six returning members – Armando Sera, Steve Naron, Joe Garbis, Eileen Wallach, Charles Monaco and myself, Jeff Spiro) joined by three new members (Bill Deery, a former board member, Vito Barone and Richard Stern) will vote for the four officers for the coming year. THIS WILL BE AN OPEN MEETING. The third and last meeting of the night will be a regular board meeting. While we will be discussing the business of the Summit, (albeit in an abbreviated version) we will also have a visit from Peter Bober, Mayor of Hollywood. He will talk for about ten minutes and then leave twenty minutes for questions and answers.

January will also bring us (AT LAST! Thank you Henry!) our window cleaning week. Starting on January 31, and lasting for maybe a week, if you want to have your windows cleaned, you need to make sure that all windows are closed and are not covered with shutters or screens. Your window needs to be accessible when they get to it, because they won't have the opportunity to return. They will not be cleaning any windows on our balconies.

Free Exterminator Services

Owners can request free extermination service in the office. The exterminator comes on Tuesday afternoon, every week.

IN CASE OF EMERGENCY

Call 911 and then either front desk or garage security to coordinate support.
North 954.925-3336, South 954.925-1270,
Garage 954.923-6641

Don't be a Drip – It could cost you big!

We average a leak once a week from an empty apartment. We usually only find these leaks when water leaks into an occupied unit below. We have had a leak that went four floors before hitting an occupied apartment. It did damage in three of these units. The owner who had this leak is liable for the damage below. They left their water on when they left for months.

When you leave for as little as a week, turn off your water in your A/C closet. Do it. **No excuses.** See more important advice at www.MySummit.org under "Going North?"

A leak occurred in the pictured A/C closet. It was so crowded that the water was not found for some time. **No storage is allowed in A/C closets.** So this owner is facing ruined materials, a fine, and possible additional liability.



The East Pool and Concrete Restoration Projects

Some of you may have noticed the pressure cleaning of the east pool on January 7. This indicates they are done drilling away the decayed cement and have started laying the new cement on top of the replaced rebars. That's good news (finally) for the east pool.



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

Once the new cement sets, the east pool needs waterproofing, Diamondbrite™ and tiles and all the proper testing and inspections. Still, if everything breaks our way we could be in the pool by late February.

This finishes the drilling that started over a year ago as part of overall concrete restoration of the Summit. The work was noisy, inconvenient and expensive, but necessary. We look like a new condo outside and know we have safe balconies. Condos up and down the beach are facing concrete restoration projects and we are done! Smaller condos are getting estimates two to three times our final numbers. Some of these condos have more serious problems, including the need to drop their balconies to do the work. The cost, time, and disruption they are facing make our effort seem trivial.

The Fire Panel

The old fire panels have reached the end of their estimated life and are giving us false alarms, provide us with very limited information in case of an emergency compared to new systems, and no longer meet code. Any change requires a full replacement of the fire panel, sensors, and speakers. The replacement we are looking at will provide many improved life and safety services. These include improved sensitivity, better control of false alarms, information on the nature and location of the emergency, pre-recorded messages, and water alarms in our A/C cabinets.

The new fire code requires an alert of 75db to our pillow to wake us in case of an emergency. With the help of a Hollywood fire marshal we ran tests on different apartment models at the Summit to see if our present speaker system would accomplish this. Unfortunately, our present system was not even close. It registered as little as 60db. The fire marshal made it clear that this means additional speakers will need to be installed in our units.

Our recent experience tells us a very few owners will object to allowing access to their units, costing us all quite a bit of money and wasted effort and time. Because this is a life and safety issue, such disruption will not be allowed. **Please make sure a working key for your unit (and A/C closet) is in the office.** If the proper key is not available, a locksmith will work on the door, with all costs paid by the owner.

Defibrillators

We have brand new defibrillators at both front desks. This is just one more reason to notify security, after calling 911, if you have a medical emergency. Our Security staff is trained in the use of these defibrillators and we are planning additional classes for residents.

Here is information about defibrillators provided by Keith Murray, LLC, EMT and owner of the CPR School.

What is an AED and how does it work? An Automated External Defibrillator or AED is a portable, battery operated electronic device about the size of a laptop computer.

The AED automatically diagnoses ventricular fibrillation. It is able to treat the patient by an electrical shock which stops the arrhythmia, allowing the heart to re-establish an effective rhythm. AEDs are designed to be simple so that anyone can use one. For example, AEDs will not send a shock if they find the patient's heart is properly working.

Why do we need an AED? Can't we just dial 911 and wait for emergency medical personnel? According to the American Heart Association, more than 325,000 people die each year from Sudden Cardiac Arrest (SCA). Without the AED the chances of surviving Sudden Cardiac Arrest (SCA) outside of a hospital setting are very small, as little as 5%. However, if the AED is applied to the victim quickly their odds in some situations could increase to more than 70%.



Gyms – Eileen Wallach

In each tower the old game rooms are being prepared to become part of our expanded gyms. In the north tower the old print room has already become the new game room. For the present, it will serve both towers. We are now in the active process of choosing all the new equipment and hope to have decisions made by the end of January.

Watch the red light camera

We have been told that the traffic light right outside of the Summit now has cameras taking pictures of anyone who ignores the red light. Wait for the green light when turning left out of the Summit! We have heard that the fine is \$159 per incident.

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.

Loan Problems?

Our financial picture is good. We have a very low percentage of owners who are behind in their payments. We even have many more early payments than late payments. Still, three Summit loans were turned down in the last four months, including a regular mortgage, a reverse mortgage, and a refinancing loan. Turns out that

the Summit is not presently on the "acceptable" list for FHA and Fannie Mae loans according to new 2010 requirements. While that has not kept our units from selling, this might get to be a concern. Difficulty in acquiring loans could have an impact on the price of units being sold.

According to the banks, certain FHA and Fannie Mae loans require condos to have a minimum of 10% of their budget set aside in their reserves. At the moment we do not reach that target. Fortunately, given the 2011 budget, subject to emergency capital expenditures, we are on target to reach that 10% goal by October, 2011. Since the Summit seems to easily meet the other strenuous requirements now set for condos, we would hope to be able to apply to be on the acceptable list before the end of 2011. While our strong financial picture may, in some people's minds, have justified avoiding reserves in the past, going forward we need to recognize the importance of reserves to assure our long-term financial integrity. It seems that more and more, for many banks and buyers, the level of reserves is an important consideration.

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2010 Treasurer's final report – Steve Naron

We came close to hitting our 2010 operating budget. But not every item came in on target. On the positive side, due to work by our VP, Armando Sera, and our Building Manager, Brian Kushner, a number of contracts were renegotiated to our significant advantage. Due to work by our Building Maintenance Manager, Bill Sosa, we are seeing real savings on our electric bills. Also because of the realignment of security and housekeeping staffs, overseen by Chris Cajigas, and JoAnn Jimenez, we are now getting more done while holding the line on costs. Due to work by Brian Wilkie, the renovation of our café's kitchen was done inexpensively.

On the negative side, our rate for water continues to increase. I recommend that the 2011 board research the possibility of metering water usage in individual units to fairly allocate costs and help reduce usage. Our legal costs went up significantly due to a few owners who regularly send in registered letters that need to be handled by our lawyer. To date, while all of these letters cost us, none have been found to have real merit. Finally, the concrete restoration work that we have completed had serious overruns. A chunk of this overrun was due to owners who refused, or delayed, access to their units while we were doing our inspection.

One might come away with the idea that a few stubborn owners are costing us all. It would seem only fair and appropriate to find a way to make those owners pay the true cost that they impose on the rest of us.

That said, it is easy to look good as the treasurer of the Summit because of the vast majority of owners who pay on-time, the reasonableness of our budget, and the quality and dedication of the office staff that tracks our expenses. Thanks for the honor of serving you in 2010.

The Summit Golf Club

For 20 years the Summit Golf Club has served the Summit community. The club was founded by Norm Edelman, Milt Scott and Mike Schoefer to include Summit residents and others. It has developed into a wonderfully cohesive group of friends including the golfers and spouses.

As they grew, a governing committee was formed to conduct golf and social events. It

includes Norm Edelman, Milt Scott, Leo Kestenbaum, Julie Stein, Chester Simons and George Lubeck. They are an open group welcoming others who wish to join.

As in past years, they are sponsoring a Super Bowl Party open to Summit residents. See you there!

The Social Club in 2011

Unlike some high-end condos we do not have dedicated staff that arranges activities. We depend on our clubs: Golf, Hadassah, etc. Now we are trying to establish Bike and Running clubs.

The club that creates the most activities for all of us is the Social Club. It puts together dances, trips, and many other events. Because it is not supported out of the Association budget, it asks for annual dues of \$20 per member to help subsidize costs.

Everyone should join. Please drop off your 2011 dues by check to the "Summit Social Club" in the office.

100" movie screen

In the last month we have experimented with movies and TV on our 100" screen using the projector we obtained for our board meetings. We have used it for movies, TV and presentations. We have tried it in the south lounge and on the pool deck. Look forward to more entertainment in the Summit's "movable" theatre. Send ideas to Summit.ObsERVER@gmail.com or the Observer's office mail folder.

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Sunday Evening at the Summit

We are experimenting with some additional activities on Sunday evenings. We had a well attended "show & tell" of useful and fun technology on January 8th showing devices including: Ipad, Kindle, Droid phone, Roku, Itouch, and several innovative computer programs. We had another program where we shared ideas about best local restaurants, vendors, and entertainment. Send your ideas for additional events to Summit.ObsERVER@gmail.com.

Parking at the Summit

A summary of the rules for parking at the Summit and renting Association owned garage spaces is available at www.MySummit.org. Here are some of the rules:

Permits are needed for parking anywhere on the Summit property. Cars without proper up-to-date permits are subject to being towed. Garage permits must be obtained in the office.

Short term parking options:

Permits for parking in the lots outside the front doors can be obtained from either front desk. This permit is limited to one week. Only the Property Manager can extend these permits.

Parking is available outside the Summit

property at metered spaces.

Long term parking options:

The Summit Towers Association owns some garage parking spaces. These can be rented only by owners and residents. The rules and rates for these are available in the office or on www.MySummit.org.

Garage spaces can also be rented from owners with unused spaces. Owners who offer spaces must fill out a form in the office to authorize use of their space.

The City of Hollywood provides very attractively priced monthly and annual permits for the metered spaces just outside our property. Information is available in office, www.hollywoodfl.org/parking/permits.htm or 954.932-3535.

Hurricane Window & Shutters

We all know that hurricane windows or shutters can go a long way to protecting our units from damage in a big storm. In addition, we would be better off if all the Summit's windows were protected by either hurricane windows or shutters because water that gets into any unit can affect others. Fortunately, many owners have already installed hurricane windows or shutters. To help continue to move us in

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this direction we are planning on scheduling some vendors with good reputations to come in to provide educational sessions. Please note that our Association is not going to recommend any vendor.

Advertising opportunities at the Summit

All funds will be used to support Association communications activities. See the office or MySummit.org for signup sheet. All prices are subject to change.

Observer: Rates below are for placement in one issue of the monthly newsletter.

- Business Card Size - \$50, resident price \$40
- ¼ Page - \$100, resident price \$80
- ½ Page - \$150, resident price \$120

www.MySummit.org/vendors - Listing by category: to include name, address, telephone #, website (link), 50 word description - \$100/year (Resident Submitted Ads - \$80/year)

MiniObserver (Resident Only) – Restricted to time limited messages. \$30/line/issue. Residents should first see the office about resident-only free classified ad options available on a mailroom bulletin board and www.ContinentalConnect.com.

Register your bikes now!

All bikes stored in the bike rooms must be registered with new permits that are good for all of 2011 and 2012. Please register your bikes as soon as possible. Here are a summary of our bike rules at the Summit.

Where bikes can be stored: Residents can store bicycles in their unit (but not the balcony) or they can store registered bikes in any of the four bike storage rooms on the 3rd floor of the garage. If you are going away for an extended period it makes sense to store your bikes in your unit. Bikes left elsewhere on the property are subject to immediate removal.

Transporting your bikes: Bikes can only be transported on the freight and beach elevators. Bicycles cannot be taken on the three passenger elevators in each tower. You must walk your



bicycle in the garage and on the Summit sidewalks. Bikes are not allowed on the pool deck.

Storage in the bike rooms: The bike rooms are only for storage of registered resident's bikes. Lock your bikes only to the provided bars. Please do not block the isles. A wall in bike room three has been set aside for tricycles and tandems.

The Summit Bike Club has been created to share rides, bike knowledge, and support of biking at the Summit. Information on www.MySummit.org/bikes or email MySummit.Bikes@gmail.com.

We will start removing bikes without the 2011&2012 stickers on July 1, 2011. Removed bikes will be stored for up to six months. Please contact the office if you have any concerns.

Landscaping Committee – Laura Naron

We are getting greener on the pool deck. We have thinned out an overgrown area while protecting the privacy of the nearby patio by removing some badly damaged Oleander bushes and planting a Roebelenii Palm tree. Another Roebelenii was planted on the north side in a bare space and a distinctive Bismarckia Palm tree was placed where it looks like a tree was lost some time ago. This silver color palm, a slow grower will obtain a width of 16 to 20 feet wide before it grows up to 30 feet tall. Both the Roebelinni and the Bismarckia Palms were picked for the high wind tolerance, medium salt tolerance and resistance to any diseases and pests that plague palms.

New Tour boat and water taxi

Get on the Intracoastal! You can get the water taxi to Ft. Lauderdale or the new tour boat just south of Giorgio's Bakery. Here is picture of a boat in the Ft. Lauderdale holiday parade taken from the new tour boat.

