

# The Summit Observer February 2011

[Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com)

[www.MySummit.org](http://www.MySummit.org)



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

## From the President: Jeffrey Spiro, Ph.D.

Soon, you will be receiving notification about a proposal to change our documents. While we are attempting to change two processes, we will be presenting three separate amendments that we will need to change to effect the following two changes:

1. Currently we elect all nine members of our nine person board every year. We would like to change that to electing board members to a two year term. The terms would be staggered (after the first year) so that every year we will vote for either four or five people. (During the first year the five people who receive the largest number of votes will be elected to a two year term and the next four highest vote getters will be elected to a one year term). In order to make this change, we will need to amend two sections of our documents. You will only vote once for this change. In other words, you will vote to change the wording of both parts of our documents, or not to change either.

The reason we want to do this is to ensure continuity on the board. Every year half, or almost half, of the board will remain to help guide the new members.

2. Our current documents state that if siblings (for example) jointly own a unit, only one of them needs to sign a ballot for voting rights. Unfortunately, if the owners are a married couple, BOTH husband and wife must sign. We would like to simplify this process so that either the husband or the wife can sign.

This change would make it much easier for couples to vote. We often find that ballots need to be returned because they do not have both

signatures. It also makes it very complicated when we send out a letter advising owners of a vote.

In order to pass the two items, we will need 284 votes (50% +1) to vote for the changes. You will need to vote for two different changes and each must receive at least the minimum number of affirmative

votes (284) to pass. This will be discussed at the Board of Directors meeting on February 17. You can also come to the office and ask any questions you have.

*Return your proxies now to approve these important changes to our rules.*

## Your 2011 Board

Congratulations to the new board members. Thanks for taking on the work and responsibility to make the Summit even better. Beyond their director and officer responsibility, many have agreed to take on additional responsibilities as active liaisons to critical Summit committees.

- Vito Barone, security
- Bill Deery, **Treasurer** & rules/regulations
- Joe Garbis, athletics
- Charles Monaco
- Steven Naron, **Secretary** & communications
- Armando Sera, **Vice President** & architecture
- Jeff Spiro, **President** & legal & interior property
- Richard Stern, landscaping & office helpers
- Eileen Wallach, volunteers & gyms

## Tentative Board Meetings Schedule

All meetings are 7pm in the south lounge. Dates are all Thursday except November's: February 17, March 10, April 21, May 19, June 16, July 21, August 25, September 22, October 13, November 15 (Tuesday), December 15, December 29 (Candidates Night), January 19, 2012 (Election)

Please plan ahead to attend as many meetings as possible. Minutes of previous meetings are available to owners at [www.continentalconnect.com/summittowers](http://www.continentalconnect.com/summittowers) or the office.

### IN CASE OF EMERGENCY

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

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

## Where is the beef? Henry Tishman & Ruben Alonso

The past few years' new progressive boards have taken on the burden of important jobs that were left for them by many years of wear and tear and frugal boards. These progressive boards and the larger Summit community should congratulate themselves on our success in catching up on these improvements.

The following are a very partial list of improvements made by recent boards:

**Building A/C** - New cooling towers, copper risers, pipes and configuration,

**Roof** – new roof, exterior metal doors, and exhaust fans

**Café** – new tile roof, new kitchen and soon, a walk-in cooler

**Pool deck** – New pool bathrooms, new pool heaters, beach elevator, restrapped chairs and lounges and new umbrellas and lights

**Unit A/C closets** – master water shut-offs and electrical shut-off switches,

**Exterior** – Concrete restoration and painting, fixed front and back fountains, modifications to sidewalk for handicap access, modification to sidewalk around tree near beach exit, widen

entrance and exit from A1A, new paved and modified parking area to code with eight additional spaces, modified and refurbished landscaping

**Garage** – Concrete restoration and painting, new wind fence, transponder system

**Security** – security camera in elevators, front desk and garage integrated resident information system, defibrillators

**And --** the sound system in south lounge and new trash compactor

**And now on-going --** restoration of swimming pools, expansion of gyms, and replacement of fire alarm system.

**And soon to start** – interior hallway rejuvenation

This list does not include the many improvements in office, security, cleaning, contracting, financial, and maintenance staffing and processes.

These efforts represented a multiyear team effort requiring thousands of hours of volunteer efforts by board members and many other committed residents of the Summit. Keeping a large complex such as the Summit working and like new is serious work, but it is definitely worth it!

***Thanks does not seem really enough.***

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## Talking about the About the East Pool

The problem with renovation projects is that they can be a learning exercise as you expose shortcuts taken in the original work. When as a last step in concrete restoration on the east pool, the first weak spot in the top lip was removed, we found the lip was originally placed without supporting vertical rebars. To put these rebars in requires the entire lip to be rebuilt. Fortunately this is a relatively small task, but will add as much as two weeks to the work because of the drilling, framing, and curing time. This will push the finishing of the east pool well into April. Since we have now basically removed and replaced just about every surface of this pool we would expect (hope for?) no more surprises.

Due to significant financial and efficiency advantages, we plan to start work on the west pool once the east pool is fully back in service. Now, of course, this will not happen until many of the snowbirds have left which should reduce somewhat the demand for our pool.

*A day without sunshine  
is called a night*

## Talking about the fire panels

Stringent planning and strong contracts can go a long way to making a good project with minimal surprises. Negotiations on the final terms and conditions on the replacement of our fire panels are

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still ongoing. When the last terms and conditions are resolved, we plan to have an open meeting with the vendor to explain the steps and answer all questions. And ... we will include information in the Observer and MiniObserver.

## Free classified ads

Residents can have free classified ads put on bulletin boards in mailrooms. Come to the office to leave your ad.

Now owners can also set up and review classified ads on-line at [www.continentalconnect.com/summittowers](http://www.continentalconnect.com/summittowers). ("classified" is under the category "my community")

This website is available only to owners, is password controlled, and contains useful information for you about your account and your Association's business.

## Toward a better Observer

**Tell us what you want:** Articles in the Observer are driven by what we think you want to know, but we are not mind readers. So please, please (please) tell us what questions, concerns, and interests you have. Heard a rumor that concerns you? Send us a note and we will put our "inquiring reporters" on it. As always, you can leave us a note at [Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com) or the Observer mailbox in the office.

**We need volunteers:** You may have noticed the Observer is getting longer and later each month. We now need a team of editors (managing, design, photo, classified, and website editors.) Please volunteer through [Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com).

## The Summit Discussion Group

Michael Morelli has started an on-line discussion group about all things Summit. Discussions cover everything from finding a good tile installer to getting to the truth behind some of the many rumors at the pool. To join go to [groups.yahoo.com/group/SummitDiscussionGroup/](http://groups.yahoo.com/group/SummitDiscussionGroup/) or email Michael for more info at [ascmm@q.com](mailto:ascmm@q.com)

## You can do *almost* anything at the Summit!

Do you have an interest that might attract others at the Summit – old movies, new dances or native plants? At the Summit we have facilities available for free to residents who wish to run programs of common interest and open to all residents. For example, one resident expressed

interest in arranging a pot-luck dinner in the south lounge while showing the Academy Awards TV program on the 100" screen. Another wanted to bring in a speaker about native plants.

Official residents (not visitors) can request facilities for non-commercial and not for-profit events that are in good taste and open to all Summit residents. Just follow these common sense steps:

1. Reserve the facility in the office.
2. Notify the MiniObserver of your event and provide postings for the mailroom.
3. Request minimal changes to the room set-up.
4. Leave the furniture as you found it and clean-up after yourself.

Final decisions on the acceptability of events are made by the building manager.

An excellent example of a good use of facilities is the recent Summit Golf



Club sponsored Superbowl party in the south lounge. The game was shown on the 100" screen. Over 80 people attended (and enjoyed) the event.

We also could have additional regular events such as the Movie Night we now have every Tuesday at 7:30pm in the south lounge. It is open to all residents and visitors and has been averaging 50 attendees per showing.

## In memorial, Al Finkelstein – by his daughter, Marcia Byalick

On Friday, February 11th, 75 people gathered in the third floor lounge to remember Al Finkelstein, President of the Summit for six years during the nineties. During his tenure, he initiated many positive changes, including security cameras, benches near the elevators, outfitting the gyms with new equipment, redecorating the lobbies and hallways, and installing a traffic light on A1A. He and his wife, Neysa reinvigorated the Social Club and planned so many of the celebrations many recall as lifetime memories.

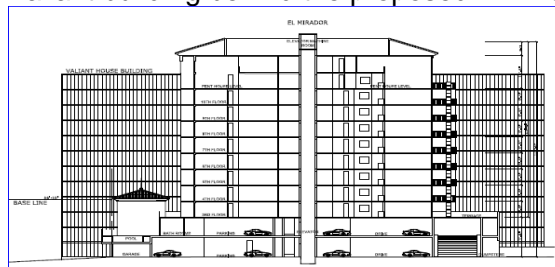
Al was remembered for his passionate dedication to making life at the Summit rewarding and fun. Many of the dozen who spoke that afternoon referred to him as a Damon Runyon type who wore his trademark tank tops and, aside from working out in the gym, loved nothing more than introducing new people to the Summit community.

No one ever doubted how proud he was to live here for 25 years as a neighbor, board member and friend. He will be missed.

*I don't want to brag or make anybody jealous or anything, but I can still fit into earrings I wore in high school*  
*– office thought of the week*

## Looking North – the El Mirador

Maybe good news? – Finally there is movement in planning a building for the lot just north of us. Not surprisingly, they are asking the city for an exception to the zoning height restrictions. Fortunately, the proposed building is less injurious to our northward view than the building previously proposed. In the following picture the hashed lines show the existing Valiant building behind the proposed El Mirador.



For more information see

[www.hollywoodfl.org/comm\\_planning/pende/proj.aspx](http://www.hollywoodfl.org/comm_planning/pende/proj.aspx)

We understand there will a hearing in March.

## Looking for stuff to do?

- Visit our mailroom bulletin boards
- See the list of resources at the Summit at [www.MySummit.org](http://www.MySummit.org) or on the "Welcome to the Summit" brochure available in the office
- Get the resident suggested restaurant list in office
- See [www.hollywoodfl.org/visiting\\_hollywood.htm](http://www.hollywoodfl.org/visiting_hollywood.htm) or [www.visithollywoodfl.org](http://www.visithollywoodfl.org)
- Use the Hollywood Beach reading room just south of the Summit for internet & computers, DVD, etc.

**I need my library!**

- Visit the Hollywood Community Center just south of us for brochure and schedule of local activities.
- Join a Summit committee
- And, of course, you can pick up some rays at the pool or beach



## Schedule of Payments Due

We thought everyone would *enjoy* (??) having a list of the remaining payments presently due in 2011.

- March 1 – Special Assessment payment #3
- April 1 – Quarter Maintenance
- May 1 – Special Assessment payment #4
- June 1 – Special Assessment payment #5
- July 1 – Quarter Maintenance
- October 1 – Quarter Maintenance

Please visit [www.MySummit.org](http://www.MySummit.org) for information on how to review your account or make your payments.

*Age can be a great instructor,  
But it is not always a great beautician*

## Building internet options

We now have two free internet hotspots in the building – near the Café and the South Tower's Women's card room. These both are using Accelerated Broadband and delivery as much as 5 mbps. The library just south of our building open M-F 10-6 is another good option.

If you want internet in your unit, you can order from AT&T (DSL) or Accelerated Broadband (cable). When operating well, Accelerated Broadband's solution is delivering download speeds almost to 5mbps. AT&T DSL delivers a fairly reliable download

speed of around 1.5 mbps. Both deliver upload speeds are as little as 0.25 mbps.

We are hoping we get a new and better option sometime in 2011. We have heard that AT&T may be planning on wiring fiber to the building's phone rooms and then testing the connections to the wiring cabinets on each floor of both buildings. If, and when, this is completed, owners may be able to order AT&T's U-verse which promises much faster download and upload speeds. We will keep residents up-to-date on this option in the Observer and MiniObserver. Building-wide WiFi has been considered, but unfortunately, technical, financial, and legal issues may make it unlikely any time in the near future.

If you are interested in participating in this issue please join the Communications Committee.

## Committees

Committees are important for supporting our Association's work. Committees' function and authority comes from the present board and so they should be established (or reauthorized) each year. The 2011 committees have been established, and many of them are already busy working for us. Please add your name in the office to these committees.

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## The Athletic Committee – Barbara Jaffe, chairperson

Have you been down to the shuffleboard court? Newly surfaced fast action court. Come on down!

The gym equipment has been purchased. Do to the hard work of Eileen Wallach, we will have new machines, some with TV access in about two months. Because of her efforts and negotiating ability we have four treadmills (two in each tower) on loan until the new equipment arrives.

Electrical and floor work is now ongoing in each tower. When this is completed the former game rooms in each tower will get the equipment to become the weight and stretching gyms. Next, each towers' old gym will be shut one-at-a-time for removal of old equipment, renovation, and installation of new equipment. The down time of each old gym is being minimized by completing some prep work while they are kept in service. At the moment we are down to one game room in the north tower, but arrangements are underway to reestablish a game room in the south tower. Soon we are going to have gyms of which we can actually be proud.

## Computer (& smart phone) Help, etc.

As our residents take advantage of new computer and communications technology, we see a lot of smart phones, laptops, Kindles, Ipads, Iphones, Droids, Itouches, and more. Feel free to join us for informal computer help gatherings at 7:30pm on Wednesdays outside Café. The internet hotspot there is strong and relatively fast. Get and give help to your neighbors. In inclement weather the gathering meets in the south tower's ladies card room (with its own internet hotspot.)



the  
is

## Snowbirds & vacationers

May we make a friendly suggestion meant to prevent the possibility of considerable damage to your apartment and the aggravation that would accompany it?

If you have not already done so, it is very important that you have a neighbor or friend check your apartment at least twice a month. We recently have had several water leaks going down many floors into apartments below.

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In one case, a neighbor noticed a small amount of water on the floor of an A/C closet on the 15<sup>th</sup> floor. Two days later it was determined that the leak came from the air conditioner on the 19<sup>th</sup> floor apartment above. Nobody was here on the 16<sup>th</sup>, 17<sup>th</sup> or 18<sup>th</sup> floors either. All had water leaking into them.

Nobody knows when there may be a malfunction or equipment in any apartment. In addition to leaks, there is always the chance your air conditioner will stop working. If that happens, it will not take long for everything to be ruined by mold.

If you have a service firm contract from a company like Total, they will normally send a plumber to check out all of your plumbing for free. Please do this at least once a year to help prevent a leak. Also, if you are leaving the Summit for a week or more turn off your unit's water in the A/C closet.

## Security events

- A car with no Summit identification of any type (old or new) was parked in the south lot. Every attempt was made to figure out to which unit it belonged. After that failed, it was towed. The driver had a borrowed fob and had not bothered to sign herself in or her car.
- A resident fell and could not reach her door after

calling Fire Rescue. The key in the office did not work, so she could not be rescued until her daughter arrived 30 minutes later. For your safety leave a working key to your unit in the office.

- A person came to security to say she was a long-term guest and was locked out of the unit she was using. She had never gotten approval on file from the (unreachable) owner. She could not be let back in by security.

Violations that have occurred in the last month:

- Dogs have been sneaked in by guests and residents
- Leaving trash in the freight elevator.
- Using the large Summit valet carts in passenger elevators
- Washing car in the garage
- Hanging items over and sweeping things off balconies. This can be dangerous.
- An altered parking pass

Finally, we actually had a visitor walk past a seriously bleeding resident in an elevator lobby without even trying to alert security. That is not a Summit violation, but it is a moral violation. Fortunately, all the residents that followed lent immediate help and our security staff took control of the situation resulting in a good outcome.

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## Summit Realty Team

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## The Social Club

In the just the last month the Social Club has had several events including a trip to Naples (Florida), a karaoke party (see picture), and a Valentines party. All were



sold-out and a joy. They were organized by a team of volunteers lead by Joe Garbis. Well done!

Join the Social Club for only \$20 per person for any entire year by bringing your check to the office.

## We can see forever – thanks Henry!

Henry Tishman has been suggesting for years that we have our windows cleaned at the Summit. This finally has been done and it definitely made our great views even better.

This is a tiny example of the continuous flow of great ideas, big and small, that Henry has been providing for years to make life at the Summit better. Although Henry retired from the Board in 2011 we need his ideas to keep coming!

## Hurricane Window & Shutters

The first in our planned series of presentations about preparing our windows for hurricanes came from CitiQuiet. They were highly recommended for hurricane windows. They explained why they thought windows were better than shutters. They explained their product and service. They have offered what seems to be a very competitive price. Some of our owners have decided to go with them. For those who missed the meeting, they left extra material in the office.

Please note that the Summit Association does not recommend any particular vendor.

## Odds & Ends

- If you paid **True Power** directly for A/C cabinet work, but have not yet submitted proof at the office yet, do it now. We are running out-of-time to get reimbursed.
- Vote for the **employee of the month** in the office.
- 5k practice group MWF 6pm information at [www.meetup.com/12wkto5k](http://www.meetup.com/12wkto5k)

- Try one or all of the North Lounge Exercise programs  
Monday 9:30 exercise with Audrey  
10:30 tap class with Dede  
Wednesday 9:00 “get together”  
Friday 9:00 exercise with Dede
- To use the bike rooms you should have the 2011&2012 bike permits by now.
- If you own a parking space, you should have your free transponder now that opens the garage door
- Bike room #3 has a wall dedicated to tandems and tricycles. Regular bikes on that wall will be moved into the racks in that room.

## Outside our fence in Hollywood

- Hollywood has approved the 99 year lease on the land at Johnson Street and the Broadwalk for the new Margaritaville resort hotel.



- We understand the Water Taxi that stops at Georgio's Bakery shifted their schedule later so that we can now visit Ft.Lauderdale in the evening.
- After hearing about a dozen rumors about why the light poles on the Broadwalk were getting replaced, we heard the answer. (No it was not turtles.) The old poles were cracking. Fortunately, the city has a strong warranty that covers the replacement.
- It's been rumored that some of you did not get up at 6:30am to attend the Broadwalk Ground Hog day ceremonies. See you there next year.



- Just south of the Summit the Public Works department has been pushing new water and sewage pipes under the Intercoastal for a couple of months. The noise should stop soon because we understand this work will be completed within about three weeks.