



The Summit Observer is a volunteer effort of the Summit Communications Committee

From the President: Jeffrey Spiro

Here we are in the middle of March. The days have gotten longer and warmer. Work here at the Summit continues at a rapid pace. Our gyms are almost done. The pool, (ahh, yes our pool) still crawls toward completion. I would love to say that we are hoping to open on or around April 1, 2011 but we have all heard earlier stories about completion dates that came and went, so I won't tease you with another date. Let's just say that we *ARE* getting closer to a date.

We expect to order our awnings in early April and have them installed in May. The fire panel contract has been signed and work will be starting soon.

On Thursday, March 24 at 7 pm we will hold an informal meeting, open to all, to select several samples of carpeting and tiles to recommend to the board for our halls and lobby. If this is important to you, you should attend and make your opinion known. We hope to begin work in July or August.

Sometime in April or May, we hope to tackle our card rooms. So far the predominant suggestion has been to make the chairs light enough so that they can be moved easily. We will probably have 4 square tables in each corner of our card rooms and 1 large, circular table in the center. If you have an opinion about the card rooms, please share it with us.

Progress at the Summit is moving forward and, at least for me, it is very exciting. I look forward to the day when we finally finish all that we have planned and I can finally say, "Eureka!"

Rudeness at the Summit

The Summit is normally an extraordinarily civil and friendly community. This positive attitude that permeates the Summit contributes greatly to the pleasure of living here. Still, we have a very small number of residents who display an unacceptable pattern of being abusive or bullying, to our staff and volunteers when they are enforcing our rules.

This must stop!

Rules are established to make this community work – to protect our safety, enforce federal and state laws and our documents, and to provide for a fair shared enjoyment of our common resources. Probably every one of us have occasionally wished we could ignore a rule or two, but they are a cost of living in a community. Each one of us has to decide whether living by the rules is worth the benefit of living at the Summit. Community living is not for everyone.

During the high season we see an upswing in the number of events of unpleasantness to staff and abuse of facilities at

the Summit. Some of this may be because of the increased crowding (parking, pool, etc.). Some are because the visitors are not taught the rules by those who invited them. Some visitors (and residents) seem to think we are a full service country club. We could be – if we tripled our maintenance fee. Remember that owners are responsible for the activities of their guests (and renters.)

None of this abuse is acceptable. We had a six foot male visitor go nose-to-nose and curse a five foot female owner because she mentioned a pool rule. To make things even worse, the guest's father, an owner, backed up his son by breaking the same rule once he thought no one but his family was looking. His grandchild was watching and learning a lesson in what his grandfather thought of our community.

We do have just a few owners who regularly abuse our staff and volunteers as they enforce our rules. In a few cases this abuse has gotten so ugly as to possibly be breaking several laws. Many of these situations have been recorded by our common area security cameras and security staff. By Florida law any of the records of these violations can be requested by any owner or court. People with anger management problems should be careful or they could get into very deep trouble.

Our staff and volunteers, stuck with the job of enforcing the rules, deserves our respect and not our

**Owners: Please send in remaining proxies for overlapping board terms & simpler proxies
We are getting close, but still need a few more.**

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 or office's Observer mailbox.
Join the Communications Committee to support
the Observer, MySummit.org & MiniObserver
-- editor Steve Naron

abuse. Bring up your concerns about the rules with your Board. Only your Board can change the rules. You will probably find the reason for a particular rule, but if a rule is not justified, it should be eliminated or changed. Until rules are changed we must live with them.

Civility

Here are some thoughts taken directly from "The Civility Solution: What to Do When People Are Rude", by P.M.Forni, founder of The Civility Initiative and professor at The Johns Hopkins University:

"Rudeness is an attack on ones self-esteem in order to gain control over you.

Rude behavior comes from various sources (i.e., sleep deprivation, depression, stress, illness, insecurity, etc.) Therefore, do not personalize rude behavior – it's unlikely to be about you.

In dealing with a rude person, don't assume rudeness is a permanent part of someone's personality. It is a pattern of rudeness that determines character, not one mishap, but if the conversation remains irrational, know when to quit.

When a rude person treats others badly, acting out of anger and launching personal attacks to get their point across, they are essentially saying, "I don't trust myself. If I actually listen to you, you might make sense, and then my whole world will start to crumble around my ears, and that's scary. If you see yourself as the center of the world, it's hard not to think of yourself as a target.

The professor's eight rules for leading a civil life:

1. Slow down and be present in your life
2. Listen to the voice of empathy
3. Keep a positive attitude.
4. Respect others and grant them plenty of validation.
5. Disagree graciously and refrain from arguing.
6. Get to know the people around you.
7. Pay attention to the small things.
8. Ask, don't tell.

Most importantly smile. Learn to appreciate life without cursing reality and so destroying your chance for happiness now."

"I haven't slept for ten days, because that would be too long." – Mitch Hedberg

Making Rules

Making rules can be a difficult balancing act. We need to have rules for life and safety, but what about rules for "fairness?" We want to avoid unnecessary rules. Often we can see both sides of an issue and end up arguing with ourselves. For example, what do we do when residents seem to be taking unfair advantage of our common resources to the point of impacting other residents use?

Often, especially during high season, we run out of outside parking. A permit from a front desk, while required, does not guarantee a space. So should health assistants be allowed to continue unlimited use of our outside parking? They average about 20 spaces at any time in each lot. Should a single resident who

Advertisement

**We are here to serve you with all
your real estate needs**

Ted & Mary Ann
3rd Floor South Tower
954.925-6500 ext.24

**The Only Real Estate Office at the
Summit**

Advertisement

**Jalmark-East
Realty, Inc.**

at **THE
SUMMIT**



uses assistants monopolize one of our very limited outside spaces year around? We could ask assistants to use the plentiful metered parking spaces outside our fences. The city offers very inexpensive permits for these meters.

Here is another question: What is the maximum number of guests a resident should have on the pool deck? 10? 20? 50? What if a guest who borrows a resident's fob starts letting in a large number of his/her friends in from the beach (as recently happened)?

These questions were raised by our President, Jeff Spiro, at the March board meeting because he knows there is no clear or easy answer. What do you think? Send your thoughts to Summit.ObsERVER@gmail.com

Secretary's report – Steve Naron

To make access to forms and information easier, we have started the process of installing clear wall racks with Association materials in the office, mailrooms, and gyms. For example, in the new wall rack in the office we try to maintain copies of:

- The monthly Observer (past Observers can be requested)
- The weekly MiniObserver
- Summit How-To's: Parking, Bicycling, Updating your contact information, Welcome Guide
- Resident recommended restaurants
- Employee of the Month Nomination
- And More

Much of this material is also available at www.MySummit.org. In addition, we are also starting a review of the number and usability of our forms.

We have started studying how to improve the TV and internet technologies available at the Summit by reviewing our existing services, future technology options, and the state of the building's communication wiring. Because we have about three years remaining on our Accelerated Broadband TV contract, we have created a questionnaire about their service (available in the office or on MySummit.org) that will help us understand the areas of its service that most need improvement.

We need editors or co-editors for our communications vehicles:

- Observer (or it may stay bimonthly)
- Bulletin boards & MiniObserver (or it will stop during summer)
- Welcome Brochure (or it will not get updated)

Volunteer by email to Summit.ObsERVER@gmail.com

Finally, please, PLEASE update your personal and emergency contact information in the office. We recently had embarrassing, difficult, and dangerous situations because some owners had not remembered to update their contact information.

"If you don't read a newspaper, you're uninformed. If you read a newspaper, you're misinformed." – Mark Twain

Going North (or leaving town for a while?)

Roughly in order of importance:

1. Turn off your unit water in the A/C cabinet
2. Leave your A/C on
3. Make sure your correct contact information and keys are in the office
4. Arrange an apartment watcher.
5. Kiss your friends goodbye

For a more complete list see "**Going North?**" at www.MySummit.org

Goals for March:

- Owners, vote your proxies (if you haven't) for overlapping board terms & simpler future proxies
- Check contact information & keys are up-to-date in office
- Check out www.MySummit.org & www.ContinentalConnect.com/Summittowers
- Fill out the Accelerated questionnaire (available in office)
- Own a parking space? Apply for free garage transponder!
- Make sure your bicycles have "2011&2012 permits"
- Use our (four) wonderful new gyms
- Try one or all of 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



Advertisement

Advertisement

CERTIFIED OCCUPATIONAL AND PHYSICAL THERAPIST

Personal Training, Back Pain, Pool Balance
Weakness, Memory, Massage Coordination
Ultrasound & Electric Stimulation
Cardiac Rehabilitation

FREE Therapy for Medicare Recipients
IN YOUR HOME
NO CO-PAY

Call Brian Caits @954-328-1505



- Visit & use the library & community center just south of us – DVDs, computers, courses, & much, much more

Summit Hadassah

Hadassah is 100 years old this year and to celebrate we are offering a great bargain. Just \$100 will buy you a life membership in this wonderful organization that supports the world renowned Hadassah Hospitals, Schools, Villages for underprivileged children and many other worthwhile causes.

Please look at our bulletin board in the mailroom for upcoming activities.

*"The difference between genius and stupidity is that there is a limit to genius."
– Albert Einstein*

Is Your Cisco Linksys Router OK?

Accelerated Broadband says that someone has set up their unit's internet with a Linksys Wireless Router that is wired incorrectly. This may be causing other problems with internet at the Summit.

If your wireless router is not working, please make sure that the Ethernet cord from the Cable Modem is connected to the port labeled "to modem or WLAN."

New gyms ("that was easy")

Well it was not actually easy at all. It took a tremendous amount of planning and work. But somehow Eileen Wallach and team managed to make it look easy by bringing us four new gyms while only closing the old gyms for about a week.



And they are glorious! They used to look like someone's basement gym and now they look like professional gyms. All the gyms have brand new shock and noise absorbing floors and almost all new equipment. Much of the cardio equipment now has TVs. All gyms are open 24/7 with access by fob. There are a few common sense rules to allow everyone to enjoy our gyms:

1. If people are waiting, please restrict yourself to 30 minutes on a machine.
2. Wipe the machines down after you use them. This is important for everyone's health.

Advertisement

Advertisement

IMPACT WINDOWS & DOORS

FROM



*PLEASE CONTACT US TO HEAR ABOUT THE DISCOUNTED PRICING
ALREADY IN PLACE FOR THE SUMMIT TOWER*

**CITIQUIET
HURRICANE WINDOWS & DOORS
561.241.9463**

3. Don't make unnecessary noise – bring your headphones, don't drop weights, etc.
 Now that the Summit is getting in shape, it is your turn.

*"Success is going from failure to failure
 Without the loss of enthusiasm."
 - Winston Churchill*

East Pool – soon?

The concrete work on the east pool is finally finished, including the rebars and rim. On March 13th the preparation of the surface for the tile started. The tile still needs to be laid and covered with Diamondbrite™, but some optimists are betting we will be swimming in a bright new pool before mid-April.

Employee(s) of the month

The Observer has been negligent in not reporting the past employees of the month. Our Continental and Kent staffs deserve recognition for the job they are doing for us. Beyond the recognition they receive in the office, at monthly staff meetings, and now (belatedly) in the Observer, they receive gift certificates. When you see them feel free to add your congratulations and thanks.

At the March board meeting we recognized Anthony Origene for his work as an employee of

Kent Security. He always knows what to do and he always does it. In February he jumped in and helped us react successfully to a dangerous life and safety situation.

Dario Melendez, from the Continental Group, was recognized for level of caring and effort he has given to all things Summit for so many years. At the board meeting Brian Kushner said Dario seems to have the amazing ability to be wherever he is needed before anyone else.



Your 2011 Board

(continued from the February Observer)

Here is an addition to the list of committee responsibilities taken on by board members.

Charles Monaco has taken on the roles of being the liaison for the Insurance and a member of the Construction committees. Our wonderful location comes with the great beach, Broadwalk, and view, but it also puts us in the path of high winds. This leads to high insurance rates. That makes the Insurance Committee important. Note that Summit committees are invaluable for the providing assistance and advice to the board, but all final decisions and expenditures are made by the Board.

Summit Realty Team



Ellen Windheim and Leonard Zackon

Summit Sales from October 2010- Jan 31 2011

October:	316 N	\$181,000
	1705 S	\$300,000
November	2204 N	\$300,000
December	708 S	\$310,000
	1409 S	\$185,000
	1609 N	\$200,000
	2201 S	\$385,000
January	2107 N	\$265,000
	2401 S	\$475,000

Call Ellen **954-673-7136** or Leonard **954-673-7138**.

We are always available, working 7 days a week to serve your real estate needs.
ewindheim@gmail.com leonardzackon@gmail.com www.therealestateorange.com

Welcome back Michelle

On March 14th Michelle Pomales returned from her maternity leave. We all welcome her back and appreciate the care, dedication and skill she contributes in the office to making the Summit run smoothly. She is an important part of our community. Here is a picture from the shower the board threw Michelle before she left for her leave.



"I've always believed in the adage that the secret of eternal youth is arrested development." Alice Longworth

Remaining Board Meetings

All meetings are 7pm in the south lounge. Tentative remaining dates are all Thursdays except November's: 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 the office or www.continentalconnect.com/summittowers.

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 were tough but are now done. Armando Sera, Jeff Spiro, Brian Kushner, and our lawyer worked over every detail to make sure we have the protections we need. Bass United now has to review our building plans to plan the placement of every wire. Soon after that an open meeting will be held to review plans with owners. We will include information in future Observers.

Our Movie/TV theatre

We are starting to put our new 100" screen to good use. In the last month we have had as many as 60 attend our Tuesday Movie Night and use our new popcorn machine. We have also had an Academy Awards party.

Since you can use the projector with DVDs, TV, or computers, you can invent and run some other program such as: a classic movie series (DVD), baseball nights (TV), or educational presentations (computer). A deposit is required, but otherwise there is no cost if the event is open to all residents and publicized (notify the MiniObserver). If you are interested please visit the office. Review of the acceptability of events is made by our building manager, Brian Kushner.

Advertisement

Advertisement

Windsor Diamonds



Quality and Value

Derek Parsons is a Summit resident for 20 years.

**We wish to buy your Gold, Old Jewelry or
Diamonds (any condition)**

**We will consult with you in your apartment, in a
common room in the Summit or at our store.**



**We will pay you the highest
price of any buyer!**

**Check your jewelry box or drawers
for any old, unwanted or broken
gold and platinum jewelry;
Diamonds, Gold and Silver coins.**

call for a private appointment
1344 Southeast 17th Street Causeway, Fort Lauderdale, FL33316
954 523 0817 windsordiamondsonline.com

Security Cameras

At the Summit we have lived with security cameras in our public common spaces for many years. Recently some significant gaps in the coverage have been filled. The above picture showed them set up to monitor the recent gym projects.



Our experience indicates that these cameras do provide us with significant protection. Recently a resident tried to intimidate another owner into paying the cost of an accident in the garage. The video of the incident proved that the other driver was stationary before and during the collision.

In another case we had video of a contractor removing property from the Summit. We were able to track this person back to a fob and quickly turn off his access to the Summit and then we turned over the video to the police. We have had many such situations where the cameras have been useful in protecting us.

It would be much better if everyone was honest. Cameras have proliferated outside the Summit and are heavily used by the police. The Association is responsible for using this technology to protect us. Yet, again, do not we all wish it was not necessary?

Please note that video, like all of records can be requested by owners. So please consider your activities when in public spaces.

*"I don't have a girlfriend. But I do know a woman who'd be mad at me for saying that."
— Mitch Hedberg*

Schedule of Remaining 2011 Payments

- 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 for information on how to review your account or make your payments. As always, if you have any questions reach our office during business hours (M-F 9-5) at 954.925-3337.

Forever Young Edward “Ned” Curtis

Ned was giving back and living life with a smile and bounce in his step right up until he passed away March 6th. He was dragging his oxygen machine over and teaching “Computers for Seniors” twice a week at the Community Center. He loved to help. Nothing slowed him down. His friends knew something was wrong because he missed a party. Ned seemed to be one of the happiest and “youngest” people at the Summit. In memory of Ned, here is Samuel Ullman’s poem “Youth”:

“Youth is not a time of life; it is a state of mind; it is not a matter of rosy cheeks, red lips and supple knees; it is a matter of the will, a quality of the imagination, a vigor of the emotions; it is the freshness of the deep springs of life.

Youth means a temperamental predominance of courage over timidity of the appetite, for adventure over the love of ease. This often exists in a man of sixty more than a boy of twenty. Nobody grows old merely by a number of years. We grow old by deserting our ideals.

Years may wrinkle the skin, but to give up enthusiasm wrinkles the soul. Worry, fear, self-distrust bows the heart and turns the spirit back to dust.

Whether sixty or sixteen, there is in every human being's heart the lure of wonder, the unfailing child-like appetite of what's next, and the joy of the game of living. In the center of your heart and my heart there is a wireless station; so long as it receives messages of beauty, hope, cheer, courage and power from men and from the infinite, so long are you young.

When the aeries are down, and your spirit is covered with snows of cynicism and the ice of pessimism, then you are grown old, even at twenty, but as long as your aeries are up, to catch the waves of optimism, there is hope you may die young at eighty.”

Unfortunately, over time we continue to lose great friends at the Summit. We include all obituaries that we receive. -- the editor

Hooray for Hollywood

We have made room on the bulletin boards in the mailrooms for information about goings on outside our fence in Hollywood. Hope you saw that and did not miss the St. Patrick's Day Parade downtown on March 13th. It drew a large and enthusiastic crowd and was quite a show. Here is a picture of the Hollywood Rotary Club's float.



BTW: Hank Kubetz and Steve Naron are members of this Rotary club which meets for lunch on Tuesdays. (www.rotaryhollywood.org) Ask them about it. Try it, you might like it. Service clubs like this are a great way to meet and mix with many new friends outside the Summit while giving back something to others.

Use your garage space

Curiously, even in high season when we have no empty outside space there seem to be plenty of empty garage spaces. It would be good if we could put the garage to better use. It is easy to do. Did you know that a simple form in the office lets you allow someone else to use your unused space for up to a year?

Yes, you can lend or rent out a space, but you would only do this if your space is actually unused because any car you have with a garage permit cannot use the outside lots. It seems that some residents were moving their garage permitted cars into one of the outside lots to open a space for visitors and to try to get around the 7-day limit on stays in the outside lot. This attempt to get around this restriction is easy to catch and is not permitted. It can result in a towed car.

If you have a special need for parking first review the summary of parking rules available at both front desks and the office. You will see that one possibility is to get one of the very reasonably priced permits from the City of Hollywood that allows you 24 hour use of any of the open metered spaces that we are lucky enough to have outside the fence on the north, east, and south sides of our facility.

You can swim forever

It turns out we have no rule to restrict when we can swim on our pool deck. So, for now at least, we can swim 24 hours a day. As always we do not

have swimming guards at our pools and it is certainly good practice not to swim alone, but as always, one swims at one's own risk. Sometimes noise carries further at night, so please do not make unnecessary noises. 24 hours a day on our pool deck, radios and other sources of noise must be used with headphones.

Do not get a moon burn.



Landscaping Committee – Laura Naron

The committee went to the Fairchild Botanical Tropical Gardens to the Orchid Festival last weekend and we learned how to tie orchids to the trees. We are going to try this on the beach walk for all to enjoy, so donate your orchids, even if you think they are dead.

More herbs were planted on the NW pool deck: Basil, Thai and spicy Basil, and parsley and dill. Take a little pinch for your soup, stir fry or salad, Mmmmmm.

To the snow birds -- Don't leave your plants in your apartment to wither and die of loneliness! Give your plants anytime to a committee member or find them on the pool deck on Sunday morning after 10 am. We will plant them in the garden.

Our Lost & Found

Items found in north tower are held at the north front desk. Items found elsewhere including the south tower, the pool deck, garage, and grounds are held at the south front desk.

The Next Issue

This issue developed a theme – civility. Given that the next issue will come out at the end of the high season, we hope to focus on some issues for an important part of our community -- the snowbirds. Please send any thoughts for this or any future issues (as always) to Summit.ObsERVER@gmail.com or leave them in the Observer mailbox in the office.

Snowbirds, be sure the office has your correct email so that you can continue to get your Observers even when you are away. You can catch up on previous Observers at any time at www.MySummit.org.

*"I'm not crazy about reality, but it's still the only place to get a decent meal."
-- Groucho Marx*