

## From the President: Jeffrey Spiro, PhD.

It was about two years ago when we started getting ready for our concrete restoration project. We sent structural engineers into our units to determine how extensive a job we needed to do. Fortunately, most of our owners understood what we needed to accomplish and cooperated fully. Unfortunately, we had several owners who refused to allow our engineers into their units. As such, we grossly underestimated the scope of the project, underfunded it and, as a result, had delays and cost overruns. I guess that everybody knows that when the work actually started, all of those defiant owners 'saw the light' and wanted their balconies repaired.

We are about to start a new project that will require our contractor to enter your unit. We have an almost 30-year-old building with an almost 30-year fire panel. We all know, ESPECIALLY everybody living in the South Tower, how often we have false alarms due to the failing system. I can think of no greater responsibility that I, as president of the Association, have than to ensure the safety of our owners.

I am faced with owners who tell me that their alarm is 'loud enough'. But, in order to replace our Fire Panel, we must meet current codes. Section 7.4.4.1 of the National Fire Alarm Code specifically requires a sound level of at least 75 dBA at the pillow. To meet this requirement, an audible appliance (speaker) will need to be placed in each bedroom. After an inspection of our units, our local fire department has fortunately allowed us to live with this *minimum*.

I also hear owners tell me that NO ONE can enter their unit to do this renovation. These owners should review the Summit Towers Declaration of Condominium, article XIV, section C 4, which states, in which each unit owner agrees...  
*"4. To allow the Board of Directors or the agents or employees of the Association to enter into any unit or limited common element for the purpose of maintenance, inspection, repair, replacement of the improvements within the units, limited common elements or the common elements, or to determine in case of emergency, circumstances threatening units, limited common elements or the common*

*elements, or to determine compliance with the provisions of this Declaration and Exhibits."*

Note that this is a restatement of [Florida Statute 718.111\(5\)](#), which is binding on condo owners even if this was not part of their documents.

We respect every owner's right to timely information as to when we will enter his unit. We will try, to the best of our ability, to accommodate various schedules. Owners who are out of town will need to inform their apartment watchers of the schedule.

You, the owner, need to understand the importance of this project and assist us in its speedy completion.

*Editor: In the May/June issue of the Observer there was additional information about the new alarm system. Get previous Observers at [MySummit.org](#) or at the office. The MiniObserver and [MySummit.org](#) will provide frequent updates of the project schedule.*

## Snowbirds:

### See what you're missing this summer?

Photo by John LaMarche, LaMarche Photography



## Kayak anyone?

Has a lack of storage at the Summit kept you off the water? In the past few months, three different owners have come forward and mentioned that because they had nowhere at the Summit to store a kayak, they have not been able to take advantage of our wonderful local waterways.

To solve this problem, we are planning on installing boat racks in one or more of the unused corners of the parking garage. To recover the cost of installing and maintaining these racks, we will charge

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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

\$120/year/boat.

If you are interested in taking advantage of this service, please contact the office with any questions or to put your name on the waiting list with a \$120 check.



This is a good example of how we are making it even better at the Summit. This solution uses otherwise unused space and will not increase our maintenance fees. We are also looking into providing a storage area for beach chairs.

Remember that we already have allocated the far northeast corner of the 1<sup>st</sup> floor garage for (free) storage of registered adult tricycles. Have any other ideas for making the Summit even better? Please suggest them in the office.

## It is now Hurricane season

(June 1 – November 30)

We have an updated **Hurricane Preparedness Manual** available in the office, at the front desks, or at [MySummit.org](http://MySummit.org). Note in the title the word "PREPAREDNESS". **Please read this now** before the winds blow!

Our management is now using email, the building PA, and the telephoning calling service to notify us of different levels of important news. Make sure your contact information is up-to-date in the office.

If you really want to protect your unit consider that the item with the longest lead time is hurricane windows or shutters. Fortunately, many good vendors are offering these for under \$10,000 now, which is less than 1/2 of what they cost right after the last big hurricane. Many owners have been making this move and they, as a group, all seem to wonder why they waited so long. The names of some vendors are available in the office, although the Association cannot recommend any particular vendor.

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### **Mary Kay Look Books in mailrooms**

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## How Smart Are You?

Frank Irwin of apartment 1711N was the only correct responder to last month's question. He was correct with the answer "The South Pole." Frank, come down to the office to receive a \$5.00 gift certificate to our restaurant.

### **Good luck with this issue's question:**

Next year I will be 21, but 2 days ago I was 18. Hard to believe? There is only 1 day of the year – my birthday – that would make my opening statement true. What day is my birthday, and on what day did I make this statement?

## Pest control

Every Tuesday an exterminator service is available to residents. Let the office know which Tuesday you will be available and they will put you on the schedule. There is no charge for this service.

## Your Balconies

For safety and attractiveness, we have had a long standing rule against using balconies for storage, hanging, or cooking. We are now strongly enforcing this rule. Recently several residents have received violations for having towels, bicycles, grills, exercise equipment, etc. on their balconies. Please keep our buildings safe and beautiful. We will not allow the Summit to look like a tenement.

Of course, you should never allow *anything* to come off your balcony, including wash water and cigarette butts. For example, do not shake out dirty towels on the balcony. Would you want anything dropped on you and your balcony?

If you are not here during any part of hurricane season you should completely clear off your balcony or close and lock your hurricane shutter. Objects from balconies do become dangerous objects during strong winds.

## A Café by Any Other Name ...

It is "The Café" to most of us. Maybe it is time to give it a real name. So we are having a contest. Please drop your suggestions at the Café until August 1<sup>st</sup>. The prize is a Saturday dinner for two. How about Sun & Chew? ☺

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## From the Café -- Tim Brodeur

As most of you who are still in town know, I'm Tim Brodeur, the new proprietor of the Summit Towers Café. My team and I are happy to become part of the Summit and hope everyone will join us at the center of the Summit's amazing 2+ acre pool deck for breakfast, lunch, dinner or just to say hello. We are taking advantage of the slower summer period to learn about the Summit and your needs. My team includes three experienced partners and Francis, who will be the hands on manager running things on a day-to-day basis.



Our summer hours are Tuesday thru Friday from 9 to 3 and Saturday and Sunday from 8 to 4. We also serve dinner Friday and Saturday 5:30 to 9:30. Our weekend evenings will feature our \$10 family style dinners including such favorites as New York strip steak, pot roast and grilled tilapia. For the summer these dinners will be available anytime of the week that we are open and can be delivered to your unit! We have some changes coming soon, including:

soda vending machines in each building, a new TV, an ice cream cooler in the Café, and more.

I would like to thank you in advance for your patronage and hope that we can continue to evolve to suit your needs. Please stop by and see me with your ideas.

## Our Special Assessment -- Floors & Card Rooms

Two key projects being funded by our special assessment are the replacement of our common space floors and renovation of our four card rooms. A lot of planning has gone into making sure these are done right. Now it looks like we are about ready to start.

Based on input from owners and the Beautification Committee and availability, quality (including longevity), price, and other factors we are closing in on decisions on our buildings' new hallway and lobby floor coverings. Bids for materials and installers indicate that we should have no problem fitting within the budget of the special assessment we finished paying for in May.

The plan for the card room renovation includes all new carpet, tables and chairs. Each card room will have a new round table in the middle and four mobile square tables. The renovation is only waiting for the final selection of hallway carpet and the installation vendor.

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## Sport on beach side of the Summit

At the June board meeting, the board approved a package of necessary fixes and additions to our sports facilities on the beach side of the Summit.

- Replacing/repairing the fencing of our tennis courts
- Resurfacing of the putting green
- Installation of a basketball ½ court
- Replace the driving range net and tee area
- Installation of a bocce ball court (clay)
- Installation of a horseshoe pit (sand)

By getting these all done by one vendor, we are receiving significant price savings and avoid having to manage multiple vendors. By dividing up the existing putting green for the use as the new putting green, the ½ basketball court, and the driving range tee, we minimize the amount of green area lost in adding these facilities.

The existing concrete slab will be divided into three parts as shown in the picture, from left/north to right/south: the tee for driving



range, ½ basketball court, and the putting green. The basketball net will face south on the north side of the ½ court to minimize the wind resistance that destroyed our previous basket hoop. The surface of the putting green will be mold and weather resistant artificial turf. Finally, drainage will be added around the putting green to keep the surface from rotting as happened last time.

We are completing, what we hope are, final negotiations with one of the four vendors who submitted bids. All the bids were reviewed at the June board meeting and are available in the meeting minutes. We are hoping work can be started and completed during the summer.

Note that this work is not part of the special assessment and will not affect the budget of any of the projects designed in that assessment. Because of the discount available by having these all done at once, at around \$40,000 for the entire package, it can be handled out of our regular budget. (We get all of this for about 1% of just one year's budget.)

## Landscaping issues

Trees on the pool deck are being trimmed to reduce possible hurricane hazard. The city owes us a trimming of the trees just outside our fence.

We are investigating the economics of installing a well to handle our irrigation needs in light of the continued increase in water rates.

## The West Pool Renovation

After extensive review of the state of our west pool, it does look like this pool has less damage than the east pool. Agreement has been reached with the concrete company on a favorable (for us) per square foot cost. Now the heavy work can start:

- Removing the Diamondbrite™ (finished)
- Digging out the weak concrete spots
- Fixing/coating/replacing the rebar and the cement
- Applying the new Diamondbrite™
- Applying the tile
- Adding water 😊

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### New Canopies around Café

The new awnings are up! With the installations of awnings on the south side of the Café we have about 50% more covered area around the Café. At the June board meeting it was agreed that this south awning area is available to residents to use with their own food even when the Café is open. Additional tables and chairs have been ordered. Hooks have already been added to the south side of the Café to allow us to hang our 100"+ screen and see movies outside.

We have added speakers on the east side of the Café to make it easier to occasionally have music on the pool deck run by the Social Club or other Summit volunteers. We are looking at the cost of adding roll-down plastic windbreaks to some, or all of the sides of the awning areas. This could make this space much more usable with the winds that sweep across the pool deck. This could give us a dependable area to have outdoor events, such as outdoor movies.

### Ideas for improving your unit (for \$0.01 to \$10,000)

1. Old windows? Hurricane windows are significantly safer and, when closed, can make your unit much quieter ~ \$10,000
2. Weather stripping on front & A/C door to avoid smells or air from hallway. Especially important if you like to leave your windows open. ~\$10/door
3. Shower head too low? Try the Whedon Elephant shower head (or others like it) ~ \$20/head
4. Ribbon on apartment water valve in the A/C closet to remind you which to turn off when you leave – about ~ \$0.01
5. Copies of your apartment and A/C unit keys in the office ~\$5/key
6. Copies of your car keys left with friend if you park on the 1<sup>st</sup> floor so they can try to move it in case of a possible storm surge ~\$5/key



Send your ideas to be included in future Observers to the office or Summit. [Observer@gmail.com](mailto:Observer@gmail.com)

### The "SummitDiscussionGroup"

Michael Morelli is running a discussion group exclusively for residents of the Summit. Take a look: [groups.yahoo.com/group/SummitDiscussionGroup](http://groups.yahoo.com/group/SummitDiscussionGroup)  
Share about items for sale, events, vendors, etc.

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## The Summit Realty Team *Just Sold!*



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For example:

*“Q: Can anyone recommend a good place for authentic Cuban Coffee, atmosphere and perhaps breakfast??? Don't mind going to South Beach if necessary. Thanks*

*A: Closest is in strip shops across from The Tides and across from Bank of A, 1 mi south of Summit”*

HOW TO JOIN:

Email: [ascmm@q.com](mailto:ascmm@q.com) (Michael & Paula) with your note of your interest to join the Group. Include your name and Summit Unit#. You will receive an Invitation to Join and brief instructions.

## **Register your bikes!!!**

***Bikes without 2011&2012 registration stickers will be removed from the bike rooms starting November 1.***

This should give us much more room for existing residents and give us the space to start making improvements to the rooms. We also plan to soon give access to the rooms with fobs.

Because **adult tricycles** do not fit in these rooms, we have set aside the far NE corner (within the yellow lines) of the 1<sup>st</sup> floor garage (see signs), for



storing adult tricycles. These also have to be registered. Please send your ideas for improving biking at the Summit to [Summit.Bikes@gmail.com](mailto:Summit.Bikes@gmail.com)

## **Accelerated, Internet, Computers ...**

Accelerated Broadband has a new call center at (toll-free) 855.452-3371. In October, Accelerated anticipates expanding their internet bandwidth capacity so that they can increase the speed beyond the contracted 6 megs. After October, optional service at faster speeds should be available. Their present offer is free installation and first month, followed by \$24.95/month afterward. Note that you will need a cable modem and probably will want a wireless router.

Please also note that Accelerated charges for the cost and effort of mailing a monthly paper invoice. If you do not need this reminder, you can skip this fee. They will email you the invoice for free, and the charge seems to be the same every month.

Last season we held **Computer Help gatherings** on most Wednesday evenings outside the Café. We can work there because Accelerated Broadband provided us a wireless hotspot. When we restart the program this fall, bring your laptop, smart phone, or pad. Watch for notices in the MiniObserver. We also have internet hotspots in both the north and south towers' 3<sup>rd</sup> floor card rooms.

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# **IMPACT WINDOWS & DOORS**

FROM



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## Social Club report

Thanks to our Social Club's summer president, Al Adelson for helping keeping the Social Club active during the Summit's "quiet" season. Year around, Social Club membership provides a large return on the \$20/person/year dues.

The recent pizza party was a smash. Everybody left smiling. The dine-out was well attended and we will repeat that event. We had a great Independence Day BBQ and are looking forward to the poolside breakfast 18 July. In addition we will be arranging music at the pool deck for all residents. We always welcome suggestions for coming events.

Please see our bulletin board in both the north and south tower mailrooms for a list of our events.

## Remaining 2011 Meetings & Payments

All meetings are 7pm in the south lounge. Tentative dates are all Thursdays except November's: 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 at [www.continentalconnect.com/summittowers](http://www.continentalconnect.com/summittowers).

The last for quarterly maintenance payments for 2011 are due July 1 & October 1.

Please visit [MySummit.org](http://MySummit.org) for information on how to review your account or make your payments. If you have any questions, reach our office during business hours (M-F 9-5) at 954.925-3337.

## Condo Owner Education

Knowledgeable and active owners are a real asset to the Summit. Education is available about running condos. This is invaluable if you are considering running for the board. Here are some resources:

1. See [mysummit.org/CondoLiving](http://mysummit.org/CondoLiving) for our legal documents, our rules & regulations, the laws we operate under, and an example of Mark Bogen's Sun Sentinel articles about condo living: "What Every Condo Owner Should Know"
2. See [www.canfl.com](http://www.canfl.com) for educational material. Bill and Susan Raphan, formerly with the Florida Office of the Condominium Ombudsman, probably teach the most useful (and most entertaining) local courses about condos. See [www.canfl.com/pdfs/WESpeakCondo.pdf](http://www.canfl.com/pdfs/WESpeakCondo.pdf)
3. Owners can get passwords for [continentalconnect.com](http://continentalconnect.com) which provides access to Summit financial, contract, and insurance documents and management reports.
4. See plans for Hollywood, including Margaritaville, at [hollywoodcra.org](http://hollywoodcra.org)

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**954 523 0817 [windsordiamondsonline.com](http://windsordiamondsonline.com)**

## Employees of the Month -- May & June

When you see them feel free to add your congratulations and thanks.

In the six months Daisy Delgado has been part of the team in our office, she has provided outstanding service in her job of coordinating all unit construction files and invoice processing for the Association.



We are fortunate that in his many years of service, Sergio Hernandez has shown himself to be such an effective hard worker in covering so many roles, including: groundskeeper, mason, painter, plumber and more.



Justine Sutch consistently goes above and beyond. He demonstrates excellent customer service skills, a strong work ethic and provides outstanding support to our owners, residents, and staff. He conducts himself in a manner that shows the best of Kent Security.



Sima Petromianc is a great team player who is always willing to assist others without being asked. If there is a job that needs to be done, he is the first to volunteer. Sima is very dependable, hardworking, and honest. He exudes professionalism and is an example for all.



## Looking for stuff to do?

After you have looked at our mailroom bulletin boards, [MySummit.org](http://MySummit.org), and visited the next door Community Center, look on the web at:

- [broward.org/parks](http://broward.org/parks)
- [hollywoodfl.org/parks\\_rec/beaches.htm](http://hollywoodfl.org/parks_rec/beaches.htm)
- [hollywoodcra.org/events.html](http://hollywoodcra.org/events.html)

*Need access to a computer? Read about the library in the next article*

Here is an example local activity:



The Sea Turtle program is run by Anne Kolb Nature Center in July and August, and includes the release of hatchlings. Call 954.357.5161 to reserve a place.

## Next Door Library & Community Center now using sun power



Location, location, location. The Summit has it all. We are right next to the beach, the Broadwalk, and even a public library and community center. The library has movies, internet, and computers. The community center has activities for everybody and information on even more activities all around the county. In times of tight budgets, it is important that we use these wonderful resources to show that they are appreciated.

In the last couple of months, the roof of their building has been outfitted to take advantage of solar energy. Maybe it is something the Summit should consider?

## From the Editor – Steve Naron

We plan to start publishing the Observer monthly again with the next issue in September. So that we can get this out early in September, please send your articles, ideas, event schedules, and ads by August 25<sup>th</sup>. We are always looking for ways to make the Observer better. Please send yours to us.

To satisfy the increasing demand for advertising in the Observer, without making it too large, we no longer accept new ads larger than ¼ page. Information on advertising opportunities at the Summit is available at [MySummit.org](http://MySummit.org).

We distribute several hundred copies of monthly Observer on paper (at the Summit) and by email. Present and past issues are available at [MySummit.org](http://MySummit.org) or, by request, can be printed for you at the office. We save about \$10,000 a year by not regularly mailing these out. But, using advertising income, we plan to mail out the September issue for those snowbirds who might not have access to the internet.

Is there anyone out there who is into writing, editing, publishing, web hosting, or social media? Join the Communications Committee by emailing [Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com). You do not have to be a full-time resident to help since we do most of our work electronically. (The next meeting of the Communications Committee will include a teleconference.)