



A volunteer effort of the Summit Communications Committee

## From the President: Jeffrey Spiro, PhD.

We are entering a new phase with many of our projects. This phase is one that affects each and every one of us, the owners here at the Summit. I am referring to that state of being when we are inconvenienced.

Each owner has the right, and many feel the duty, to inform the office of each and every incursion into their orderly life. They let us know when:

- We are deafened by the noise of the jackhammers as they remove the old tile.
- We can hardly breathe because of the dust created by the cutting of the new tiles.
- We are angered by the inconvenience of not having all our elevators available as new tile is getting cemented in front of the elevator doors.



Those of us who live in the North Tower have lost the use of our lobby and I am sure they are going to make the office aware.

For, those of us who live in the South Tower, starting on Monday, September 19, Bass United will finally begin work on our new fire panel. (They will start on the 25th floor and work their way down, spending 1 to 2 days on each floor.) This, of course, will mean that they will be entering each apartment to install the new speakers and, of course, we will be thwarted by owners who will not give us entrance because it is too much of an inconvenience.

Once we start painting the doors to our units, we will need to open them, again further inconveniencing us.

And, of course, the biggest concern is the 'slippery' tiles. (Please note that the tiles are covered with a slippery coating for their protection. Once they are installed and the grout has dried, this coating will be removed. Until then, we must all walk carefully!!!)

We know that it is inconvenient to live through construction. We often speak loudly when we are inconvenienced. Yet, to achieve progress, we should all know that we need to make sacrifices. You cannot have a soufflé if you are not willing to break some eggs.

### IN CASE OF EMERGENCY

Call 911 and then a front desk or garage security to coordinate support. Garage 954.923-6641  
North 954.925-3336 South 954.925-1270  
**2011 Hurricane Preparation Guide** available in the office and at MySummit.org

## Happy almost 30th!!!!

Before it was built, one of our towers sold out in less than 24 hours. The Summit was THE Luxury condo in the area. Of course expectations have gone up since and we will never be the Trump. (And glad of it!!) In many ways we are better than ever. Our units are in demand and the price is even nudging up when other local condos are suffering. We are getting tough projects done. Yet our year-to-year cost of assessment and special assessment is likely to be going down! (The budget should be available for the October Observer.)

So we are forming a 30th Anniversary Committee to put together the biggest party we have ever had at the Summit. Please contact the office if you would like to volunteer. You can pull up our Observers back to 1983 at [www.MySummit.org](http://www.MySummit.org) to get a refresher on our history. In recognition of the upcoming 30th anniversary we dedicate this Summit Observer to the theme of "time."

### **Take Time** – Old English Prayer, author unknown

*Take time to work – It is the price of success.*  
*Take time to think – It is the source of power.*  
*Take time to play – It is the secret of perpetual youth.*  
*Take time to read – It is the fountain of wisdom.*  
*Take time to be friendly – It is the road to happiness.*  
*Take time to love and be loved – It is nourishment for the soul*  
*Take time to share – It is too short a life to be selfish.*  
*Take time to laugh – It is the music of the heart.*  
*Take time to dream – It is hitching your wagon to a star.*

### **"Git It Done" sounds good, but ...**

The many "necessary & useful" projects we are undertaking take time. We are finally getting to the restoration of our interior common spaces. We first had to do the necessary exterior concrete restoration on our balconies, garage, and pools. Before that we had to do the replacement of our massive A/C condensers on our towers' roofs. Before that we had to fix our towers' roofs. There is logic to the order of these projects based on dependencies, criticality and the ability to manage and pay for them. It would be

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

wonderful if we could get it all over at once, but we can only keep only so many plates in the air at one time.

There is a basic premise in the field of project management that there are always trade-offs between a project's cost, quality, and timeliness. We all want projects of the highest quality done as quickly as possible, but those choices lead to the highest possible costs. So, to bring our projects in at reasonable costs do we choose to relax our requirements for quality or timeliness? Most of us, I hope, would want to keep the quality at a reasonable cost. While this may be the reasonable choice, there is almost always a cost in timeliness.



The west pool should be done by early October. We should celebrate this event because it marks the end of the multiyear concrete restoration project that is the biggest single job that (hopefully) should ever have to be done on the Summit. There are older condos down the beach in sad shape with condemned balconies that have not even figured out how to start their concrete restoration and they are facing a city imposed 40th year deadline for this work

Thanks need to go to previous boards that got us started down this path. And, thanks go to us, the

residents, who (generally) learned to live with the noise and inconvenience that we knew would give us a "new" building.

### **Moving -- Need the Freight Elevators?**

Every time our freight elevator is locked for a move, we have a good chance it might delay our contractors working on our hallway or alarm system projects. Therefore, for the duration of these projects, neither freight elevator will be locked for more than two hours. Further, if you need to lock up a freight elevator the office will need at a minimum of a 48 hour notice. If you plan a move, let your movers know about these restrictions. Without this 48 hour notice, the elevators will not be available to be locked.

It would be better for our community if your movers can stage the move in such a way that they can work without ever having to lock the elevator.

### **Telecommunications at the Summit**

In late 2013 our existing contract with Accelerated Broadband will reach its end. In order to prepare for this and other opportunities, we are now forming a Telecom Committee to support the ongoing review of the Summit's TV, telephone, and internet choices. We need technically savvy residents to volunteer. We plan to meet with the many vendors offering such services and propose a long-term plan.

Telecom technology is changing so fast that

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we need to deeply understand our choices before we lock ourselves into any more long-term commitments. Because of some of these technology changes we may actually find that we are in a much better bargaining position than the past, if we are smart. Make us smart and join!

Note we are already making progress. We have already converted our office internet and the common space telephones to a high speed communications line at a large savings every month. We are now up to four internet hotspots: near the Café, the north and south card rooms, and the north lobby. Many Wednesday evenings we gather near the Café for Tech Help on laptops, phones, and pads. (Check the MiniObserver for the schedule.)

As a test to see if you are technical enough to join this committee can you tell from this picture taken on our roof, which is the antenna and which is the plastic owl?



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*The past is gone, the future is not here. The present is all we are given. That's why it is call THE PRESENT.*  
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## Our New Floors

With the help of our staff and several vendors, aggressive work is ongoing on restoration of our common hallway floors and walls. We hope that much of the work can be done before we get the winter crowds. The carpet replacement was long overdue and for many years we have been out of replacement tiles for our lobbies.



To avoid the wear spots, we are tiling the heavily used surface in our common interior spaces. First we are completely tiling floors 1, 2, 3, and penthouse. (The penthouse floor gets heavily used by our staff and vendors who need access to the roof). Because of the wear we see at the edge of our existing elevator lobbies, we are extending that tile area. Finally, as part of the work on the 1st floors, we will be redoing the lobbies. Within a month we will start the carpet replacement on all the other floors.

All together we will end up with a refreshed look and easier to maintain common spaces. First reactions to the look of the tile on the 2nd and 3rd floors has been very positive. They look beautiful, modern and sleek.

Please be careful during this work and watch your step. Occasionally there will be temporary selective elevator outages to avoid having residents step out into work areas.

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## The Summit Realty Team

### Highest Priced Summit Sales: January- August, 2011

Unit	Bedrooms	List Price	Sell Price
401 N	3	\$475,000	\$420,000
1001 N	3	\$449,000	\$415,000
1101 S	3	\$439,000	\$390,000
601 N	3	\$415,000	\$325,000
2005 N	2	\$399,000	\$370,000
2512 S	2	\$395,000	\$385,000
902 N	3	\$395,000	\$385,000
2210 N	2	\$395,000	\$350,000
1706 N	2	\$369,000	\$350,000
1512 N	2	\$349,000	\$315,000

**The Summit Realty Team** sold the majority of the highest priced sales, selling *more* units and obtaining the *highest prices* in the *shortest times* for Summit owners.

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Ellen Windheim & Leonard Zackon

## Fire Alarm Replacement

Finally, we have gotten signed off on the dozens of permits and inspections necessary to start on the replacement of our old fire alarm system. Work is scheduled to start on Monday, September 19 on the 25th floor of the south tower and work down as quickly as a floor a day. The north tower work should start about two months later.

Work will require our installer, Bass United, to have access to our hallways and units. The vendor is going to snake wires through the wall and install the additional alarm speakers in each of our bedrooms required by the fire code (and our local fire marshals.)

If you are not here, our security staff will accompany the installers. If it is at all possible we would prefer to have residents present. The installers will also need access to your A/C closets because they are installing water alarms. Of course, as always nothing can be stored in the A/C closets.

Therefore we will be publishing and updating a floor by floor schedule. It will be available in the mailrooms and on [www.MySummit.org](http://www.MySummit.org). The most likely cause of a delay and change in schedule will be owners who do not have up-to-date keys in the office. We will also include the diagrams to show where they will be putting the speakers in each bedroom in each type of unit at the Summit.

Our installer has the reputation of being very professional and will leave your unit the way they find

it (except the new speakers.) They are bonded and insured and are a well known and well respected firm.

We have only been able to keep the old system working with hard to find used parts and Scotch Tape™, since no one builds any new parts for it anymore. It has many limitations and has given us many false alarms. Fortunately, we expect to be able to keep it running until the new system, tower at a time, is turned on.

## Your Keys **MUST** Be In the Office

Residents are required to have up-to-date keys for their units and A/C closets in the office. The Association may need access to a unit because of an emergency, such as a leak, or due to required work. If working keys are not available, a locksmith will be called. All costs will be passed on to the owner. Any repairs to the door or hardware are the responsibility of the owner.

Our security staff treats the control of these keys very seriously. In order to strictly control access to these keys, they are only available for such situations. Do not ask our security staff for access to a unit. Recently an incoming resident asked our Security staff to provide access to a unit before settlement because he said that their Real Estate agent forgot the keys. This type of violation of the trust we put in our Security staff did not, and will not, happen. Do not ask them to do something that could cost them their jobs.

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## Our Entry Lobbies

Ever tried to get through the area in front of our security desks when people are waiting for their cabs with luggage, when guests and others are waiting to be checked in or waiting for the residents to pick them up, when UPS is dropping off packages, and when restaurants are delivering meals? It is not pretty!

We are taking advantage of the installation of a new surface of our 1st floors to renovate our entryways. By the simple movement of a wall, the sitting area against the window now will be outside the inner security door. In the past, sometimes uncleared guests and contactors have had to be allowed into our buildings because of the crush in front of the security desks. This will no longer have to happen.

Another wall is being put up to hide the luggage carts. This is common practice in condos, apartments, and hotels and will hide these eye sores.

By doing this work before the floors are replaced, our costs and level of inconvenience will be greatly reduced. The north tower lobby work has already started.

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*Make the future better by changing the only two things anyone can change: the present and yourself.*

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## Renewing Rental Spaces in the Garage

On December 16, 2010, last year's board voted for the first ever adjustment in the cost of renting a space in our garage from the Association. 30 years without a real increase! Many of these yearly rental contracts end by November. If you plan on renewing your rental contract, note that the cost is \$600/year (\$1000/year for a tandem)

While this was a significant increase from the old rate, it is less than the inflation rate and less than what local condos are charging for comparable spaces. Through the Association these spaces belong to all owners and they deserve a fair return on their value.

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## Progress on 2012 Budget

Work on the 2012 budget started before the summer. While some condos are just getting to their budget work, we have already had two open meetings where the thinking and results (so far), have been presented. On Monday August 22 an open discussion meeting was held. This material was covered again at the (always open) board meeting on August 25.

Because of the ongoing success in finding ways to reduce costs from many of our vendors, **we should end up paying less in 2012** to live at the Summit than in 2011, when you figure the total of the maintenance and special assessments. We get this result even though we will be repaying in 2012 our operating account for overage it paid for the concrete restoration project. As in past years, owners will have a vote between partial or full reserve budgets. The early start on the budget should allow the proxy for this vote to go out to owners early. As of August 25 there were a still few more budget decisions to make. For example, in light of very recent events there is still thinking going into what should be the precise level of support for the Café.

If at all possible, owners should plan on attending the next board meeting on September 22 to participate in the discussion on the alternative proposed 2012 budgets that will go out to the owners for their vote. Of course, if you miss the meeting, look for details in the October Observer. Owners can also get access to the minutes of this and all board meetings at

[www.continentalconnect.com/summittowers](http://www.continentalconnect.com/summittowers).

(Contact the office if you need help to access this system.)

## South Florida Dining Philly Style By Billy from Philly

Philadelphia is the birthplace of American democracy, the US Flag, the public library, the post office, the mint, the stock exchange, the hospital and the computer. But Philly's greatest gift to the country is, without doubt, the cheesesteak. In this column I will point out to you some local dining establishments

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that serve Philly style food, i.e. cheesesteak, hoagies (subs), corn beef specials, and other delicacies native to the Philly dining scene.

The cheesesteak was introduced in the 30's by the Olivieri brothers from South Philly. They had a pushcart and sold hot dogs on a street corner during the depression, mostly to cabbies. The brothers got tired of eating their own hot dogs and tried rib-eye on a half loaf of Italian bread with Provolone. The cabbies asked for their new creation and the cheesesteak was born. The brothers set up a shop that is still thriving and much imitated.

So where do you go in south Florida for an authentic Philly Cheesesteak?

The closest I have found is Sonny's Famous Steak Hogies in west Hollywood.



Native Philadelphians, they know how to make cheesesteak. They slice their own meat and bake their own rolls. They make their own gravy (sauce) which is as good as any Italian grandmother's. They also serve delicious hoagies in the Philly tradition, hot or cold, the best of which is the meatball that they make from scratch. Sonny's was featured on Guy Fiero's "Diners, Drive-Ins, and Dives" on the Food Channel. You will not be disappointed. They also feature real Tastycake pies and cakes.

Sonny's Famous Steak Hogies, 1857 N. 66th Ave., Hollywood (just north of Taft) 954.989-0561.

### "The Ocean Group" vs. "The Pool Group"

The ocean has been so beautiful this summer that we are getting a large and growing group many mornings that meet to soak and talk ... and talk and soak at about neck deep in the ocean. Everything, but the occasional jellyfish has been perfect. Even Hurricane Irene only came close enough to cool down the ocean a bit for us. It is a friendly group. The Ocean Group has even shared the use of their kayaks.

It has been rumored that the Ocean Group is going to challenge the Pool Group as to who can create the most outrageous rumors. Unfortunately, the Ocean Group may have already lost the competition because of the rumor started on the pool deck that someone (unnamed and unmissed) was sucked down the drain of the new east pool. It is rumored that the Ocean Group is requesting a rematch. They think with enough time they can think of something even weirder. In the meantime, they have refused to say whether the existence of the Ocean Group was itself a rumor.

### The Social Club

The Social Club keeps pulling off great events. The Labor Day barbecue had over 90 attendees. Not bad for the "slow" season!



Thanks for those who helped with the BBQ:

Renee Lewis, Al Adelson, Wally and Cindy Pesetsky, Vito Barone, Lisa and Beverly Levine, and the movers and shakers of this event – Freddy and Julie D'Ottavio.



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## Our Café – Something to Chew Over

Unfortunately, the vendor brought in to run our Café failed. They promised more than they could deliver. We are now interviewing other candidates. Hopefully, with the benefits of lessons learned, we will be more successful next time. The Café is important to the Summit. It can satisfy both our hunger and the need for an informal social gathering place.

In "The Great Good Place: Cafes, Coffee Shops, Bookstores, Bars, Hair Salons, and Other Hangouts at the Heart of a Community", Ray Oldenburg Ph.D., premises that the powerful need for people to associate with one another will inevitably lead to the revival of places where, as the theme song to the TV show Cheers so aptly put it, 'everyone knows your name.' It is an optimistic and insightful good read. It puts into words the value of community toward our well being and enjoyment of life. For many of us, the Summit Café is this "place." While service and food are nice, having a meeting place "where everyone knows your name" makes it special.

So here is hoping that we get our "Great Good Place" back in business very soon.

In the meantime remember that the tables and chairs under the Café's awnings are available anytime for those who want to eat outside. Further, you can reserve one of the two grills in the office. If food does not get you there, you can use the internet hotspot. Come out for one of the BYOBs, a pick up card game,

to watch the Mahjong, and soon, outdoor movies, or just to get out of the sun. Come join your friends. Make some "cheers" of your own until the Café opens again.

During the winter, when the sun goes down early, you can still come out. We have lights, the pool is open 24/7 (but no lifeguards.) and we don't close the tables. ☺

Waterproofing of the west pool started on September 8 and the pool could be ready for water by the end of September.

## Storage in Garage

We are putting the space in our garage to better use.

**Bicycles:** On November 1st all bicycles without 2011&2012 registration stickers will be removed from the bike rooms. After old bikes are removed we are planning improvements to this space and shortly our fobs will open the bike doors.

**Adult Tricycles:** The NE corner of the 1st floor is reserved for adult tricycle storage. These cycles also need registration stickers.

**Kayaks:** You can get a place to store your kayak in the NE corner of the 3<sup>rd</sup> floor of the garage for \$120/kayak/year. This fee allows those using this service to fully cover its cost. Payment has



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already been received on all six positions on the first rack. When we get more checks we will install the next rack.

**Beach Chairs:** Lockable bins are being installed in the SE corner of the 1<sup>st</sup> floor garage to hold beach chairs and umbrellas. The cost will be \$75/bin/year to cover the cost of installing and maintaining these bins. To reserve a place bring your \$75 check to the office.

### Read About It Here!

A long time owner recently admitted (rather sheepishly) to having just discovered that we have library rooms on the 2nd floor in each tower. He thinks they are great, but he only learned about them from the list of the

Summit's resources posted in the mailrooms. This list came from [www.MySummit.org](http://www.MySummit.org).



Review this long list or just go exploring and discover all we have here at the Summit. Start exploring on the 2nd and 3rd floor where you will find two gyms, two card rooms, two game rooms, one of the tower's owners' storage rooms, a lounge, and (yes) a library.

### Summit Hadassah News

The Summit Chapter of Hadassah has planned an exciting new season of happenings and events.

Our first book talk of the new season took place on September 1 "Conscience and Courage" by Eva Fogelman lead by Evelyn Kraut.

The first regular meeting will be on September 15. Come and hear about the incredible work Hadassah supports in the areas of medicine, science, education and activities focused on children. These efforts benefit Israel, the USA and countries worldwide. The advances in science and medicine have introduced so many health saving discoveries and innovations used by medical facilities. We will be showing a film at this meeting to illustrate much of this valuable work underwritten by Hadassah.

Every meeting features a discussion theme to help you become more aware of what Hadassah dedicates its organization to advancing. Holidays are celebrated, friends enjoy refreshments and good talk. Put on your calendar the book talks 1<sup>st</sup> Thursday and regular meeting 3<sup>rd</sup> Thursday every month.

All of our members look forward to meeting and greeting you. Stay tuned by watching the Summit Hadassah Bulletin Board for frequent updates.

### Remaining 2011 Meetings & Payments

All board meetings are 7pm in the south lounge. Tentative dates are all Thursdays except November's: 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 quarterly maintenance payment for 2011 is due 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.

### Employees of the Month

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

#### July



Andy Nunziata  
Kent Security



Surania Moreno  
The Continental Group, Inc.

#### August



Marcel Josue  
Kent Security



Michell Pomaes  
The Continental Group, Inc.

### From the Editor – Steve Naron

We plan to mail out the October issue so that the snowbirds are prepared for all the great changes we have had in the last six months. To keep that issue on schedule we need your ideas, articles, and ads by September 28.

We are looking for residents who would like to write regular columns. If you are interested please let us know at [Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com).