



A volunteer effort of the Summit Communications Committee

From the President: Jeffrey Spiro, PhD.

This month I would like to talk about two dramatic changes that are taking place here at The Summit, one being 'right in your face' and the other being much more subtle.

The first, and much more obvious change, is the interior renovations. The work is progressing at a Herculean speed by quality craftsmen. There is nothing clearer than the difference in our lobbies. They seem to be brighter, cleaner, 'odor free', and larger (although they may 'shrink' after we start putting back the furniture.) Our security desks have been enlarged and much of the clutter that was behind the counter will be relocated.

To those of our owners who were, and in many cases still are, distressed about the change to our lobby floor, I can empathize with your loss. While it is hard to give up what we knew and loved, we needed to replace it with what is modern and exciting. I know. I had to give up my Brooklyn Dodgers tee shirt for a Florida Marlins (err... make that Miami Marlins) tee shirt. Clearly change is inevitable!

The other change is more an organizational change but perhaps even more significant than the renovations. I am referring to the state of our reserves. The budgets are out and if you look closely, you will see that the difference between full and partial reserves is quite small. This is, in my opinion, a very good thing! It means we are almost at full reserves, something I have been moving towards since I was elected President.

So, what does "full reserves" mean? It means that the last five special assessments would not have been accessed if we had full reserves. If our roof fails, if we need to repaint, if we need to restore our concrete, if the pools need work, etc., we will have the money to do this work by spending our reserves.

Special Assessments might still happen, but if we do that, it will probably be for one of the following three reasons:

- If we decide to do something new to the Summit, for example, a tiki bar on the pool deck. ☺
- If we experience unplanned acts of Mother Nature.

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
in office or MySummit.org

- If we need to spend money on a lawsuit against the Summit.

Clearly my generation's Poet Laureate had it 'spot on' when he twanged, "The times they are a-changing!"

Critical mailings & dates:

1. October 1 – last 2011 quarterly maintenance payment was due
2. October 13 – board meeting, **proxies due back for budget choice**
3. October 17 – fire alarm **work starts in units** beginning with 25th floor of south tower
4. November 1 – bicycles in bike room without "Summit 2011&2012 Permit" will be removed
5. Mid-November – notices to all owners mailed out about running for the board

Please contact the office (M-F 9-5) at 954.925.3337 if you have any questions.

Are Your Keys in the Office?

Bass United is now scheduled to start entering units on October 17 to install the new fire alarm speakers. They will start on the 25th floor of the South Tower and work their way down about one floor per day.

If you or your keys are not available to open your unit when they get to you, you are responsible for the cost of a locksmith and possible damage to your door. A member of our security staff will accompany contractors who enter your unit if you are not available. Please contact the office with any questions

Please Return Your Budget Proxy Now!!

The proxy votes for choosing between the 2012 budgets with partial and full reserves was mailed out to all owners out September 22. We will be required to operate in 2012 under the full reserve budget unless over 50% of our owners (at least 284) vote for partial reserves before the October 13 board meeting. So pull out your budget sheets and let's go over the information. But first some good news for either budget choice:

- Either increase is well below the inflation rate
- With either we would pay significantly **less** in 2012 than 2011 taking into account maintenance and special assessments.

Florida law requires an annual vote by owners

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Summit.Observer@gmail.com or office's Observer mailbox.
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MySummit.org. & MiniObserver -- editor Steve Naron

who chose to have a budget with less than full reserves. If owners select partial reserves they are saying that they are willing to accept the risk of operating their association without the funds in the bank to handle predictable major renovations. In the past Summit owners have always selected partial reserves because the cost of going to full reserves was too great. The result was that for the last five years we have needed five special assessments to pay for these predictable major repairs and renovations.

Now, according to our most recent reserve study, we have as much as three years without any major predictable set of renovations. This gives us time to prepare financially. Therefore, the amount we have to set aside in 2012 to be at "full reserves" is unexpectedly reasonable. The partial reserve amount was set at 10% of our 2012 operating account (G/L account 40000) which is the minimum to allow FHA loans. Surprisingly the difference between these is relatively small. So we can vote between an increase of 1.1% (partial reserves) or 2.7% (full reserves) in a year with 3.8% inflation. The difference is less than \$140/year for our most common 2-bedroom unit.

Please return your proxy with your preference.

How can the financial news be so good? Much of the credit has to go to the team of our building manager, Brian Kushner, our president, Jeff Spiro, our VP Armando Sera, our treasurer, Bill Deery, and their team. They found almost \$300,000

in operating savings in 2011 by tough negotiations with vendors, energy and labor saving efforts, very tight control of the funds, and reducing the rate of late payments. This will allow us in 2012 to pay back more than \$200,000 owed to the operating account (G/L 50006) from overages in previous special assessments and still have a reduced operating account!

*Bicycles in bike room without Summit 2011&12
Permits will be removed November 1st*

Halloween (Treat Only)

Miss the fun of giving out treats on Halloween? We are going to make a list of unit numbers of willing residents available to parents who have children at the Summit. If you would like to provide treats to Summit kids between 6-8pm on October 31st, you will need to provide your name and unit number to the office in person or by calling 954.925.3337.

Rumor Central – The Slippery Truth

To hear it on the pool deck discussion, we have dozens of people sliding down the hallway everyday on the new tile. The stories of multiple cases of sprained and broken lower extremities get better with every telling. The tile we installed is designed for, and approved for, our type of use. The protective coating that comes with the tile is somewhat slippery and so we all have to be careful

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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

until the final wall work is done and the coating is stripped off the tile.

During some types of major internal renovations sometimes people need to move out. Our projects have been arranged so that does not have to happen. But, if we choose to be here during this work, we need to use our common sense and be very careful in construction zones. .

Making Lemonade Out of Lemons



The construction is an inconvenience for many of us, but positive people can turn anything into an opportunity. Not

only did Adis Carmody keep the south lobby operating perfectly during renovations, but she set up the temporary desk so that she could enjoy the outdoors.

Volunteer & Consider Running for the Board

We are fortunate enough to have a large enough association, made up of 567 units, so that we can easily share the cost of a strong, professional staff that provides our management, maintenance, cleaning, and security. Still, there are numerous

important opportunities to volunteers for our various committees and clubs. You can see the list of committees and join in the office. Club information is on the bulletin boards in the mailrooms.

In November a mailing will go out asking for owners, who wish to run for the board in January, 2012. If you care about the Summit and are willing to give it serious time and effort, please consider running for the board. Last year we had just enough. Nine owners volunteered for the nine positions on the board. While this was a bit close, we got very lucky. We had a strong, cooperative board, whose accomplishments in 2011 speak for themselves.

Snowbirds – Prepare for (Good) Shocks

This is our annual mailed Observer for those snowbirds who are not getting the Observer by email or at MySummit.org. We want you to know that you've missed another perfectly beautiful summer. The weather was perfect (it did get a little warm at times.) The ocean was perfect (except for a few jellyfish.) The Summit was perfectly pleasant (except for our internal renovations.)

When you get back you will see quit a few improvements. To avoid too great a shock when you see the new and improved Summit, we would recommend you catch up on what has been happening by reading the summer's Observers available on MySummit.org. If you come back in late

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IMPACT WINDOWS & DOORS

FROM



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

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October you would see a minimum of:

1. New entry lobbies
2. New elevator lobbies
3. Tile on floors 1, 2, 3 and 25.
4. New west pool
5. New and expanded canopies' around the Café
6. Kayak racks
7. New basketball ½ court & putting green
8. New tennis court fences

If you come back in December, you will see many more improvements large (e.g., new rugs) and small (e.g., horseshoe pit).

Rules – Don't You Love Them?

The Summit community has rules aimed at maximizing the safety and comfort of all our residents and guests. Owners are responsible for assuring that they and any residents and guests of their units know and obey the rules. During the winter we get more guests who use the excuse, honestly or not, that they have not been informed of the rules by their hosts. Please remind your guests that we are not a hotel, we are a community and this is our home. The rule book is available from the office or on MySummit.org.



Our Café! -- Back to the Future

When you consider the great facilities, look, services, location, and financials, the Summit has become in many ways the outstanding condo on the beach as it was when it was built. Now we have another "back to the future".



At the September board meeting it was announced that Patti and Benji Kraus will be back to run the Café. At the moment of the announcement there was a massive show of enthusiasm. And then, right on schedule, Patty walked in the room and a happy riot started. There was so much celebration that the board meeting actually was stopped for ten minutes while people rushed up to Patty to say how overjoyed they were that she is back. Owners remembered fondly the food, service, and positive, friendly attitude. Patty joyfully hugged and called out to owners by name with the biggest smile and, we believe, a few happy tears. She said she was home again.

Soon we will have back our central meeting

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at **THE
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place. It was announced that our Café would reopen on November 1. Many of are looking forward to her famous Challah French Toast.



Some Thoughts from Henry Tishman

Saturday on way to beach...opened beach door and was shocked by the new installation of a great fountain...I had flashback and thought I was in Caesar's Palace in Vegas... Great job on selection. This gives a statement as to the new Summit. I'm holding my breath to see the new fountain on A1A.

Point of information...Summit has approximately \$200,000 in delinquencies. From reliable sources down the street, a comparable condo has \$1,200,00 in delinquencies. Great, but keep up the pressure at the Summit.

Heard at the Summit: "I just saw the new floor in the north lobby. It looks so bright and large. I'm no longer embarrassed to invite my friends over."

TV Today, Gone Tomorrow

Speaking about keeping up the pressure on late accounts ... We have been told that condo associations in Florida now have the right to turn off the TV service to units whose owners are more than 90 days late in their payments. Given that the fees (that they are not paying) pay for this TV service, this only seems fair. We are considering this option now for the few units with those very overdue accounts.

Still in Hurricane Season

Did you know that October is the 3rd most dangerous hurricane month? The average number of hurricanes making US landfall each month are: June: 0.12, July 0.15, August 0.48, September 0.67, October 0.33, and November 0.03. Therefore there is better than a one in three chance left in this hurricane season. Get and read the Summit 2011 Hurricane Preparation Guide from the office or at MySummit.org.

With our staff's extensive plans and training and our natural gas powered emergency generators, we are in relatively good shape, but hurricanes are very dangerous. Nothing can stop a tidal surge, so if you park on the 1st floor leave a key for your car and hopefully your friend or apartment watcher can move your car in time. Hurricane windows are a good idea to protect your property and, please make sure your insurance policy is up-to-date.

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Getting Deep into Snorkeling – Greg Taffet

There are many good locations to go scuba diving and snorkeling just outside our doors. I want to highlight a couple of the best local locations. For those people who like snorkeling there is a small reef just off of the beach at Green Street. You can ride your bike (or drive) just about a mile north of us. The reef is about 300 yards out and on a nice day you can float around and watch the fish in about 10-20 ft of water. Just remember to bring your dive flag or the lifeguard might call you back in.

One of the best sites for scuba diving in all of Florida is the Tenneco Towers (youtube.com/watch?v=bMe4G3GXKYA and you can Google other links). If you face south from your condo you can actually see the boats that tie up to the sunken towers. Tenneco took an old oil tower and sank it on the Broward/Dade county line in 100' of water. People come from all over the world to dive on these towers.

For the people who want shallower dives there are literally dozens of local reefs, wrecks, trenches, and rock piles that attract all forms of sea life, including lobsters, stone crabs and many varieties of beautiful fish.

My favorite all around dive store is Adventure Scuba Diving on 163rd in Sunny Isles (adventurescubadiving.com) Tell Ted that I sent you and ask for a discount. He runs a dive boat out of Haulover Marina so it is very convenient to get lessons, dive gear, dive gear repair, and dive trips from him. If you don't need service and are just looking for discounted dive gear, go to Divers Direct (diversdirect.com/) in Ft Lauderdale, just off 95. If you just need to rent gear Squalo Divers, in North Miami beach is new and has very nice rental equipment (northmiamidivers.com/index.html). The only other dive store I recommend if you cannot find the part at Adventure or Divers Direct, is Austin's Diving Center, Inc. (austinsdiving.com). They are a good dive store with a lot of history and if you have some old gear that needs to be serviced it may be the place to go.



Grandma's Closet

We now are going to collecting, storing, and sharing outgrown baby items for grandkids. Clean, like new cribs, high chairs, play pens, etc. can be accepted at the office during normal business hours. These will be available for you to borrow when your grandkids show up. We, of course, would ask that those items that still work be returned clean to Grandma's Closet when your grandkids leave. Please call the office with any questions.

FAQ (Frequently Asked Questions) Corner

Send questions to Summit.Observer@gmail.com.

Q: Why are the kayak racks on the 3rd floor garage?

It would be easier for kayakers to take them to the beach from the 1st floor.

A: Of the 10 available corners in three floors of the garage, only the 3rd floor NE corner has the extra space to allow the safe movement of kayaks without crossing existing parking spaces. Since the corner can only hold two racks, we, at least for now, will be limited to storing twelve kayaks.



The Summit from a Kayak out at the First Reef

Telecom committee

We are planning on having the first meeting of the new telecommunication committee in mid October. (Watch for the date in the MiniObserver.) If you sign up for the committee with the office, we will also notify you of the time, place, and call-in number. Joining this committee should be seen as a multiyear commitment because of the timeframe of the research.

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Everything is on the table for discussion:

- TV, telephone and internet
- What is the priority and timing of possible changes?
- Wiring and wireless in the common spaces and units
- What new telecom technology fits the Summit and its present and potential owners?
- How we get and stay smart on our future choices?
- What discounts are dramatic enough to make them worth buying as common services?

It is critical that anyone participating in this committee know that as a committee we can only offer information to the board. Only the board has authority to make any decisions for the Summit.

Our beach

Hollywood beaches have lifeguards between approximately 10am and 6pm during the summertime. When they arrive they post any appropriate beach warning flags. Beach conditions are also available at 954.921-3334.



We understand that kayaks can only be launched on the beach across from the park south of our local lifeguard stand. Summit kayakers: Please be considerate of people on the beach so that we do not lose this privilege.

Remember?



The Summit's History

Today's news is tomorrow's history. You can look back on over 28 years of Observers at MySummit.org. For example, 25 Years Ago in the Observer Jalmark Realty was already advertising and residents were asked whether they wanted a Jacuzzi, and whether they wanted to eliminate the "coffee shop" and the dry cleaning office. In preparation for our 30th birthday party in January, take a look. If there are features in past Observers that you think we should revisit, please let us know.

Favorite Early Birds

You do not need to have started collecting Social Security to enjoy early bird specials. It does require a flexible schedule which many of us have. Send us your favorite for sharing in the Observer.

Consider the Yard House at Gulf Stream before 6. They have beautiful half-price appetizers – some might make OK entrees.

They also include half-price drinks and have a great variety of beers. Consider the half yard of beer. (But bring a designated driver.)



Music & Dancing Under the Stars

Five days a week you can dance on the Broadwalk or just enjoy the music. Year-round series features music ranging from easy listening to line dancing to blues, R&B and rock & roll to special theme nights. Hollywood Beach Theater at Johnson Street, 7:30–9:00pm:

- Mondays: "Theatre Under the Stars"
- Tuesdays: "Dancing Under the Moonlight"
- Wednesdays: "On the Broadwalk"
- Fridays: "Broadwalk Friday Fest"
- Saturdays: "Beach Theatre Bandstand"

See visithollywoodfl.org/events.aspx or call 953.921.3404



I Hollywood

Starting in mid October we will dedicate one full bulletin board in both mailrooms to local events outside the Summit. The city of Hollywood, Broward County, the park service and local merchants are doing a pretty good job of giving us stuff to do in our own backyard.

The closest resources are the library and community center, just a few steps south of us. The community center's front desk is surrounded by brochures and flyers of things to do. The library has the best free local internet, free use of computers, movie DVDs, and, yes, good books, comfortable seats, and A/C. The Broward Library System now also lets you borrow books on your Kindle.

The community center has talks, courses, and meetings by authors, the Hollywood Art Guild, Spanish lessons, Zumba classes, laughter and regular yoga, karate, the AARP safe driving class, and much more. We will be posting the full monthly calendar in the mailroom.

If you finally have decided to become comfortable with computers, sign up for a seniors-only (50+) computer class. Registration for the eight session program is at the community center on October 13 at 10am.

Reserve Kayak or Beach Chair Storage Now

You can reserve your place for your beach chairs or kayak with a check to the office.

- Beach chair bin (36" x 36" x 15") \$75/bin/year in SE corner of 1st floor garage
- Kayak rack location - \$120/kayak/year in NE corner of 3rd floor garage

We are taking advantage of unused corners in the garage. These services pay for themselves so that they do not add to our operating budget.

STAFF OF THE MONTH



Julio Batista
Kent Security



Dignora Merino
The Continental Group, Inc.

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

From the Editor – Steve Naron

We welcome appropriate club, committee, events, and personal announcements. Please send them to Summit.ObsERVER@gmail.com or drop them off in the office. Please include your name and unit number. Depending on the nature of the information we will try to place the information in the appropriate place: the Observer, the MiniObserver, or MySummit.org. Starting in November we will be providing a monthly calendar of events, suitable for posting on your refrigerator. Leonard Zackon, saw this at Williams Island and made this excellent suggestion. Announcements of a commercial nature should be included in ads. The form on advertising options is available at MySummit.org/Advertising.pdf or in the office.

If you want to have your articles, events, pictures, or ads in the November Observer or our new monthly calendar, we will need your information by October 27.

With all of this going on we now really need volunteer editors to manage our advertising, events information and photos. Please volunteer at Summit.ObsERVER@gmail.com or just see me.

