



A volunteer effort of the Summit Communications Committee

Critical mailings & dates:

1. November 1 – Bicycles in bike room without “Summit 2011&2012 Permit” will start being removed
2. November 15 (Tuesday) Board Meeting
3. November 21 – notices mailed to all owners about running for the board.
4. Late November – 2012 maintenance payment coupons mailed out to all owners.

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

Progress on our “new” Summit

1. All tile work has been completed -- 1, 2, 3, 25 floors and all elevator lobbies. Painting and baseboard work has been completed in the north lobby and moving to all other tiled areas
2. All carpet has been received for the remaining areas. Preparation for carpet installation has started including: baseboard and wall painting and ramp installation from edges of the elevator lobby tile. The card rooms are included in the carpeted areas that are being renovated.
3. The west pool is almost ready for Diamondbrite™ and then ... water! We have been told to expect it done in two weeks.
4. The installation of the new fire alarm speakers in all units on the top floors of the south tower has gone very well. The electricians are leaving no exposed wires. We have gotten many compliments on their work. They are completing a floor a day. All units, without exception, will need this work for us to pass inspection before we can turn on the new alarm system.
5. Work has been almost completed on the tremendously enhanced sporting facilities on the beach side of our property. Work is done except for the clay surface of the horseshoe pit and the final landscaping around the putting green and basketball ½ court.

Hurricane Wilma Inspection – Done!

The inspection of our units required to support our claim of damages from Hurricane Wilma was completed ahead of schedule thanks to the greater than 96% of our residents who helped us have their unit inspected. We are hoping the very few who prevented the inspection of their units will not interfere with us all from recovering from the insurance company.

To further improve our chances of finally getting what we are owed, the insurance inspectors have asked us to collect information about damages from Hurricane Wilma. Please send any such information to the office or summitmgr@summittowers.net as soon as possible. Please include information about any replacement windows you may have put in since Hurricane Wilma.

Access to Your Unit IS Required:

A number of our present initiatives require access to units. For the hurricane insurance inspection we hope that 96% cooperation that we got will be good enough to make the case we need. For the new fire alarm speakers, only after 100% of the units in a tower are installed and approved by the code inspectors will we be allowed to turn on the new system. We will also need limited access to the units to finish painting of the doors and to add the water alarms to the A/C closets. Please cooperate and make sure your keys are in the office. They will only be used if you are not at home. Our security staff will enter with any contractors if you are not present. Note that we will have to get locksmiths to open your doors at your expense if you (or your apartment watcher) or your keys are not available when needed.

Of course, this is just one more good reason we should all have an apartment watcher if we are going to be away.

*Knowledge is knowing that a tomato is a fruit;
wisdom is not putting it in a fruit salad.*

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

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

Our 2012 Budget

The owners and board voted for the 2012 partial reserve budget. This budget:

- Grows less than inflation
- Repays about \$200,000 owed to the operating funds from some underfunded earlier special assessments, improving our cash position.
- Puts 10% of our operating budget into reserves in 2012, allowing us to apply in 2012 for FHA loan eligibility.

So this budget allows us to strengthen both our operating and reserve funds while having a decrease in inflation adjusted dollars. And, our interior renovation are already funded by the last special assessment. One would have to be very creative to find any bad news here!

The Summit's 30th Birthday Bash Save the Weekend January 27-29

We had an overflow crowd of volunteers show up for the 2nd meeting of the 30th Anniversary Committee. Work was split into several subcommittees which are responsible for the various events that will span the entire weekend.

Please plan to be at the Summit that weekend. There will be indoor and outdoor events for everyone, including sports and parties.

Our History subcommittee is responsible for gathering pictures and stories about our first 30 years. In November they are going to start doing interviewing of long-term residents and scanning pictures of historical interest. Watch the MiniObserver for details. In the meantime you can send your pictures and stories to Summit.ObsERVER@gmail.com.

Rumor Central --

Q: "I hear we have stopped interior work because we have used up the special assessment!"

A: Not even close. In some cases we are waiting on supplies, but in most cases our contractors are somewhere in one of our towers working at least five days a week. For example, the baseboard installation is starting on the tiled floors of the north tower. If you are only in the south tower lobby it looks as if work has stopped. The west pool had a delay while the non-slick surface on the lane markers was baked on. The carpet installation cannot start until we finish the ramps from the new elevator lobby tiles and then the painting of the walls. The list of such

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- As Summit owners ourselves, we strive to increase values by achieving the highest prices for our neighbors.

**Please contact Ellen or Leonard 954-673-7136,
or email ewindheim@gmail.com**

dependencies could fill this Observer. We know that “a watched pot never boils.”

We are doing everything possible to remain on target for the special assessments budget. This includes avoiding adding anything new to the scope of work despite very strong pressure from some owners. “Perfecting” the Summit is an ongoing task. Additional initiatives can be considered by the new board in 2012. After all, 2012 is coming really soon.

Information on all financial transactions are open to every owner. Reports on the status of these accounts are given at every board meeting and available in the minutes. Get your facts at the office or continentalconnect.com/summittowers

Please do not spread rumors without checking them out. Think about it – how many “horrible” things have really happened at the Summit? It’s every owner’s right and responsibility to get the facts.

Our Café is Open!

At 8:30am on November 1 our Café opened to rave reviews and lots of smiling faces. By lunchtime it was full. We do not remember the place being so full during the “slow” season.

We welcome Patti and Benji Kraus back.

They are now open from 8:30-4 except for Monday. Come and enjoy the food, the service, and your friends. They deliver; call 954.921-4737. See their menu at MySummit.org/Cafe. A number of residents have already started ordering takeout dinners.

A clear conscience is usually the sign of a bad memory.

A 2020 Vision of the Summit

We are doing the heavy lifting to make the Summit back into a classy condo. We are on the way to removing 30 years of age, but are we really ready for what owners and buyers will expect in the year 2020?

Between now and our 30th birthday party in late January, we want to collect your ideas. This could be green and smart technology investments that would significantly decrease the cost of our operation, art work in the common space, incredibly fast internet, a real movie theatre, chairs on the beach, etc. Send your ideas to Summit.ObsERVER@gmail.com. In December we plan a brainstorming meeting to

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add to this list.

We really do want all your ideas, but because resources are always limited, realize that these ideas will eventually be ranked by the amount they would increase the value of our units (to us and potential buyers.) This list will be our "gift" to future boards that will be responsible for taking us to 2020 and beyond.

TV and Internet at the Summit

In late October, Accelerated Broadband was working on their cable facilities at the Summit. During this time, many of us experienced outages on our TV and internet. We have just over two more years on our present contract and we hope their work results in a stronger and more stable service.

A Telecom Committee was announced in the last Observer. We are looking at ways to be prepared for all the opportunities that new technologies should provide to residents of the Summit. At our first meeting the Telecom Committee met with Jonathan Steiner, who established our relationship with Accelerated. He provided his thoughts on ways to upgrade the TV and internet at the Summit. We have also

invited engineers from Comcast, AT&T and other telecom companies to look at our facilities to let us know our future options. We have been told they will take a month to finish these studies. We plan to provide a presentation of the insights we have gathered from these many vendors at a well advertised meeting in January.

The Telecom Committee, made up of more than its share of "techies", is very conscious of the fact that the internet choices in our building have not kept up with those available in newer buildings. If you feel that way also, it is probably a good sign that you should volunteer for the Telecom Committee by contacting the office.

Sunday Evening at the Summit

From December, 2011 through February, 2012, we are planning to have useful and (hopefully) entertaining Sunday evening presentations at the Summit. Last year we held presentations ranging on subjects from laughter to technology. This year we are thinking of repeating those subjects plus bringing in experts on new subjects such as kayaking in southern Florida. Please suggest subjects (and experts) to Summit.Observer@gmail.com.

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Kids at the Summit? Scary! - Laura Naron



The first annual Halloween party for the children, grand children, parents and guests was a hoowelling success. It started in our beautiful new north lobby. Residents gathered with many treats for the children. To the delight of children of all ages (1 to 81) some parents and residents came dressed in costumes while Monster Mash was playing from a unknown source.

The party continued in the spooky south lounge where princesses and ghouls got to know each other. Little Red Riding Hood and her mom painted faces. All ate pizza and watched the movie, "Monsters, Inc".

Thanks to all who had the Halloween spirit and donated time, candy, cupcakes and other goodies and to make another first at the Summit.

Hospitality is making your guests feel like they're at home, even if you wish they were.

Consider Running for the Board

If you have the enthusiasm to work for the common good at the Summit, consider running for the board. There is a lot of satisfaction in making life even better for your community.

Want a primer on what even condo resident, and certainly every board member, should know about condo living? Click on "[Condo Living](#)" on [MySummit.org](#). If you are interested in running for the board you need to respond to the mailing you will get around November 21st. Return it by December 11th with your "Notice of Intent to be a Candidate for the Board."

Thanks go to the 2011 board who should definitely feel a great sense of accomplishment::

- Jeff Spiro, President
- Armando Sera, Vice-President
- Bill Deery, Treasurer
- Steven Naron, Secretary
- Vito Barone
- Joe Garbis
- Charles Monaco
- Richard Stern
- Eileen Wallach

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Of course, credit for our accomplishments in 2011 should be spread to the cooperative and supportive owners and hard work of our staff. Not surprisingly, we also had special help from many former board members. Still we would not have had this progress without a cooperative board dedicated only to the success of the Summit. It also helped that the board members provided us the use of the skills which they already had such as: Vito - security, Armando - construction, Bill - finance, Eileen - gyms, and Joe - restaurants. Special thanks, of course, go to Jeff who has given us the benefit of his deep experience in running successful people oriented businesses.

Our Guest Parking

Every winter when the snows start up north and your guests are looking for Florida sunshine, we run out of guest parking outside our north and south entrances. We give out parking passes, but, of course, cannot guarantee spaces. When we run out, we run out. Your guests then are directed outside the fence to any available metered spaces on three sides of our property. This arrangement is far better than all those condos without any option for overflow parking. Still, this year we are finally doing something to

see if we can make a few more spaces available for our guests.

First, staff who drive to the Summit, are going to be parking off property at metered spaces using parking passes that we provide. This should gain us about 10 spaces during the day. This will help.

Second, we are asking that residents with long-term parking needs make arrangements that do not also include the long-term use of our guest parking. Therefore we are limiting any car to only one one-week pass per year in guest parking. If you have a long-term need for parking, such as for an aide, please either see if you can borrow or rent a garage space from a fellow resident in the garage or see the office for information about the inexpensive (\$159) annual passes for the meters outside our property. We should share the parking with residents who have occasional short term guests. Exceptions to this rule can only be given in the office. Exceptions cannot be given by our front-desk staff, so please be supportive when they do their jobs. Please contact the office with any questions.

Women will never be equal to men till they can walk down the street with a bald head and a beer gut and still think they're sexy.

Summit Hadassah News – Nina Nissenfeld

The Annual Potluck Luncheon, a sumptuous buffet of homemade dishes is planned for Thursday, November 17 at noon. All paid up members are invited. Now is the time to join! Until the end of 2011, to celebrate the 100 Centenary Year of Hadassah, you can become a lifetime member for \$100. To secure your place at the Luncheon, contact Phyllis Finston, membership chair for details.

The Chanukah Festivities, a cocktail and dinner party with popular entertainment, will be

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held on the evening of December 22. Come and light the 3rd candle of the Menorah.

Attend our monthly book talks, usually on the first Thursday of every month. We will feature all kinds of gourmet chocolates (light and dark) and packaged gifts. Chanukah is coming. Think Hadassah's Chocolate Sale. For more information contact Evelyn Kraut for any gift purchases.

Social Club Report – Joe Garbis

Well, here we are planning the fall winter activities for the Summit Social Club, after a very active and successful summer. We owe a vote of thanks to our board members: Al Adelson, Freddie Dottavio, Roz Katz, Lisa Levine, Cindy Pesetsky, Rene Lewis, and all the rest of the members who helped. Thanks again.



In October we held another amazing annual Halloween party. See you there next year!

Dues are now due for the full year of 2012. The cost is \$20 per person, less than the cost of an early bird dinner. So come on folks, get your money in, the more the merrier.

Already in the planning stages, are: New Year's Eve dinner dance, Valentine's Day, St. Patrick's Day, Potluck dinner, overnight to the west coast, afternoon at the Hard Rock casino and more as opportunities arise.

There will be a bi-annual election of Social Club officers and board members on January 10, 2012 for a 2-year term. There is a signup sheet in the office for anyone who wishes to run.

As you know by now, the Summit is planning a 30 year weekend celebration January 27-29 for all residents of the Summit. Many of our members are already working hard to support these events, including the dinner dance at the community center next door. Everyone at the Summit should immediately mark their calendar now!

Remaining 2011 Association Meetings

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

Our beach

Within a few months Hollywood plans to start a major beach sand replenishment effort that promises to rebuild our beach to its former glory. They plan to add nearly 100,000 tons of sand to extend our beach many feet. This replenishment effort follows years of analysis that indicated the viability of the approach they are going to use.

You don't need a parachute to skydive, but you do need one to skydive twice.

STAFF OF THE MONTH



Yauhen Kryviankov
Kent Security



Alex Gonzalez, LCAM
The Continental Group, Inc.

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

From the Editor – Steve Naron

You'll notice that a new monthly calendar is attached to this Observer. Feel free to rip it off and stick it on your refrigerator. The calendar gives you one more reason to send your event information before the end of each month to Summit.ObsERVER@gmail.com or the office. Please include your name and unit number.

Depending on the nature of the information you send, we will try to place announcements in the appropriate place: the Observer, the MiniObserver, MySummit.org, or the calendar. Announcements of a commercial nature should be included in ads. Information on advertising options is available at MySummit.org/Advertising.pdf or in the office.



New rug in card room

This is definitely a time of change and improvement to the Summit.

Floors 1-3 and 25 that had tiles installed are nearly finished.



New basketball 1/2 court



New north lobby

For the floors 4-24 in the two towers that are getting rugs, painting of the hallway walls, doors, and baseboards are starting from the top of the north tower. Rugs follow as soon after the paint is dry.

Some work, fortunately is largely invisible, such as the wiring for the fire alarm speakers.



New putting green



New north tower 1st floor hallway

Can we remember when we were embarrassed by our dark hallway lighting, old worn rugs, our rotten putting green, our peach pink walls, our mismatched tiles, our scuffed floor boards and doors, ...?

Wait ... wasn't that only about a month ago?



New beach chair bins (SE 1st floor garage)



First kayak rack all rented (NE 3rd floor garage)



Renovated chipping net



Renovated restaurant re-opened under new management



Enough rug to cover our floors (1st floor garage)

Stuff You Need to Know

- **Summit Office** - 1st floor north tower, M-F 9-5 except holidays, 954.925-3337 to deal with issues such as: parking, accounts, moving, work in your unit, bicycle room permits & fobs, and any general Summit "how to" question. Summit Office fax 954.925-0123.
- **Front desks** -- Visitors, packages, and lost & found are handled by front desk security - north tower 954.925-3336 or south tower 954.925-1270.
- **In case of emergency** call 911 and then building security (either front desk) or garage 954.923-6641.
- **IT IS HURRICANE SEASON** (June 1 -- November 30) BE PREPARED -- See the Summit's 2011 Hurricane Preparedness Information Booklet at MySummit.org or the office.
- **Keys for your unit and A/C closet should in office.** We need access for installation of fire alarms speakers, installation of A/C closet water alarm, and painting doors. All of these projects are ongoing. A member of our security staff will accompany any vendors if you are not present. See the [October](#) Observer.

Some of Summit's Resources

- **Cafe** (pool deck) -- Open 8:30-4:00 every day but Monday, call 954.921.4737 for delivery
- Two **swimming pools** -- open 24 hours without lifeguards, west pool closed for on-going renovations, join the group water exercise in east pool M-F 8-9 (sometimes earlier during the summer)
- Two **Tennis courts** - in back, pick up team M/W/F 9
- Separate **Cardio & Weight Gyms** --3rd floor both towers, open 24 hours -- please read & practice the gym etiquette rules -- men's bathroom/shower/sauna attached to cardio gym, women's bathroom/shower/sauna attached to weight gym
- **Shuffle board** -- SE corner of property, equipment at front desk, pick up team M/W/F 1:30-3:30,
- Two **Card rooms** in each tower (3rd floor) , internet hot spots (see signs for names & passwords)
- **Internet hotspots** - near Cafe, in 3rd floor card rooms in both towers, and in the next door public library (M-F 10-6)
- **Library rooms** - 2nd floor both towers
- **Game room** - 3rd floor both towers
- **Billiard rooms** 2nd floor both towers, open 10am-10pm daily, equipment at front desks

Summit Reference Material

We need your help in keeping this material up-to-date. Please send corrections to Summit.ObsERVER@gmail.com.
Much more information is available at MySummit.org

- **Ping-pong**, 3rd floor game rooms north tower, equipment at front desks
- **Bike Storage** - 3rd floor garage, register bikes in office - use the beach elevator to reach the Broadwalk, walk your bikes in the garage. Adult tricycles storage area is NE corner of 1st floor garage.

- **Parking facilities** -- See office or MySummit.org for rules. Subject to availability, annual and monthly spaces may be rented in the office.
- **Kayak Storage** -- garage 3rd floor NE corner, second rack will be installed when demand warrants, see the office with questions or to reserve a spot with a check - \$120/boat/year
And coming before the end of 2011 (See articles in [July/August](#) newsletter)
- **Putting green, 1/2 basketball court, clay bocce ball court, sand horseshoe pit and golf pitching net..**
- **Beach Chair Storage** -- garage 1st floor SE corner, 36"x36"x15", see office with questions or to reserve a spot with a check -- \$75/bin/year.

Your Account:

- Owners can review their account at www.continentalconnect.com/summittowers -- At this site owners can also see the Summit's legal and financial reports including minutes of past board meetings under "my community" and "Forms and Documents"
- For questions on your account call (954)378-1099, visit the office, or email customerservice@thecontinentalgroupinc.com.
- Owner payments can be made by mail using your coupons, by check at the office or thecontinentalgroupinc.com/pay-association-fees
- Payment Schedule -- Quarterly Maintenance payments are due January 1, April 1, July 1, October 1
- Access to gyms, game rooms, pool deck and beach gate, restricted for all residents in units with over 90 day late payments.
- Broward Property Appraiser -- www.bcpa.net

Tentative Remaining 2011 Board Meetings

Meetings start at 7pm in the south lounge. Meetings are on Thursdays except in November. Excellent education about association management is available at caionline.org/events/boardmembers/volunteer. Especially useful is "[An Introduction to Community Association Living](#)".

- Regular Board Meetings -- November 15 (Tuesday). December 15
- Candidates' Night -- December 29
- Election -- January 19, 2012

Office: 954.925.3337 9-5 M-F

Security:

In case of emergency call 911 first

North Lobby: 954.925-3336

South Lobby: 954.925-1270

Garage: 954.923-6641

The Summit Towers November, 2011

As of November 1, 2011

See the latest calendar available at
MySummit.org/Calendar

Café: Open 8-4, closed Monday
Call 954.921-4737 for delivery
Menu at MySummit.org/Cafe

Please visit our mailroom bulletin boards &
MySummit.org for more up-to-date information.

Send your club or committee event info to
Summit.ObsERVER@gmail.com

*:SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
In November we give thanks for getting Patti & Benji back!!		1 Café Reopens 5 BYOB 7:30movie,south lounge	2 9:30 Exercise class 7:30 Tech Help	3 1 Hadassah book Talk, south lounge	4 9:30 Exercise class	5
6 Daylight saving ends – Fall Back 10 Landscaping Committee	7 Café closed 9:30 Exercise Class 10:30 Tap Class	8 5 BYOB 7:30 movie & popcorn	9 9:30 Exercise class 7:30 Tech Help	10	11 9:30 Exercise class	12
13 10 Landscaping Committee	14 Café closed 9:30 Exercise Class 10:30 Tap Class, north lounge	15 5 BYOB 7pm Board Meeting South Lounge	16 9:30 Exercise class 7:30 Tech Help	17 12 Hadassah Annual Potluck Luncheon, south lounge	18 9:30 Exercise class	19
20	21 Café closed 9:30 Exercise Class 10:30 Tap Class	22 5 BYOB 7:30 movie & popcorn	23 9:30 Exercise class	24 Thanksgiving Office closed Thanksgiving Dinner at the Café	25 9:30 Exercise class 1pm Office closes	26
27	28 Deadline for input to December Observer Café closed 9:30 Exercise class 10:30 Tap Class	29 5 BYOB 7:30 movie & popcorn	30 9:30 Exercise class 7:30 Tech Help	The office is getting busy as the snowbirds start returning. Volunteer for as little as two hours a week in the office to help out. Snowbirds: Catch up on what has been going on (plenty) with earlier Observers available at MySummit.org .		

Some goals for the November:

- Be careful** around construction areas.
- Volunteer:** Consider running for the board or joining one of our committees.
- Installation of speakers ongoing in south tower and painting of doors in the north. **Make sure your keys are in the office.**
- Save January 27-29** for the Summit's 30th Birthday Bash!
- Make sure you have an apartment watcher** if you go away.
- Enjoy our new sports facilities** as they open this month: west pool, basketball court, putting green, etc.

Location of repeating events:

- S 10am **Landscaping Committee**, pool deck
- MWF 9:30am **Exercise Class**, north lounge
- M 10:30am **Tap Class**, north lounge
- T 5pm **BYOB** outside of Café, pool deck
- T 7:30pm **Movie & popcorn**, south lounge
- W 7:30pm **Tech Help** for laptops, smart phones, pads, south women's card room

All events are run by volunteers and may miss some weeks.