



**A volunteer effort of the Summit Observer Committee**

### Important Dates

- January 1 1<sup>st</sup> quarter maintenance payment due
  - January 17 Board meeting & election –  
Ballots & proxies due before 7pm
  - February 1 1<sup>st</sup> special assessment payment due
- Check out our Entire Event List of activities through the end of 2013 on MySummit.org*

### Voting for the board

Our election to fill four of our nine two-year overlapping board positions has started. On December 20 owners were mailed an envelope with the ballots and information from each of the six candidates. Owners need to get their ballots back before 7pm on January 17. If you are coming to the board meeting that starts at that time, you can bring it with you, but please be early because the ballot boxes must be closed at precisely 7pm.

All of the candidates deserve our thanks for being willing to take on these duties and responsibilities.

- Ruben Alonso
- Monica Domas
- Charles Monaco
- Stanley Scheinberg
- Joanne Shaver
- Denise Smith

Please make sure you read the enclosed "Instructions for Completing the Ballot" carefully. Florida law 718 requires very strict safeguards to make sure condo elections are fair and unbiased. For example, ballots not sealed in properly signed envelopes cannot be counted.



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*In a democracy it's your vote that counts. In feudalism, it's your count that votes.*  
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### Thanks to All Candidates, But Be Prepared to Work

We have six candidates for the four open positions on the board. Candidates, thanks for throwing your hat in the ring! But, please be prepared to contribute serious time and effort.

Over the last year we have lost several board members who did not feel they could give the job the time it deserves. Although these were all very good board members and their loss is regretted, it does imply a positive message.

The message is now out that being on the board is not an honorary position or a popularity

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**Board** term ends 14-1/2014 13-1/2013

President: Dr. Jeff Spiro<sup>14</sup> Vice-President: Armando Sera<sup>14</sup>  
Treasurer: Mary Ann Reisler<sup>14</sup> Secretary: Steven Naron<sup>14</sup>  
Vito Barone<sup>14</sup>, Silvio Frydman<sup>13</sup>, Laurence Jacobs<sup>13</sup>,  
Charles Monaco<sup>13</sup>, Denise Smith<sup>13</sup>

**Committee Chairs**

Telecom: Greg Taffet Observer: Steven Naron  
Landscaping: Laura Naron Public Safety: Pearl Milestone  
Grandma's Closet and Office Volunteers: Susan Spiro

contest where one gets to vote once a month at board meetings without doing one's homework. Things improve at the Summit only by effort. It takes an immense amount of work, including significant participation by board members. Several members of our present board have taken on time consuming responsibilities for the Summit.

For example, Armando Sera our VP has somehow successfully provided oversight on a number of difficult and time consuming projects for the Summit while running a large international business. Armando dedicated many weeks of his time to the recent successful effort to recover substantial hurricane money from the insurance company for us.

Board members should be expected, at a minimum, to read and review the significant amount of material being sent to them on Summit business and contract choices. Our condo is being used as a model in southern Florida for the quality of the material being used to keep the board up-to-date and involved so they can make intelligent decisions.

To further help Board members get ready for meetings, they get emailed the 48 hour warning of the agenda of all Board meetings. Whenever this material raises questions, members need to ask their questions and do their research before board meetings so that they can bring to the meetings pertinent fact based opinions (for or against) and get the business of the Summit done. Unprepared board members will end up voting with their gut which owners cannot expect will be in the best interest of the Summit. You see that at a lot of other condos.

*"Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it is the only thing that ever has". – Margaret Meade*

**Owners' Responsibilities**

Board members are just owners who take on additional responsibilities. But all owners have certain responsibilities, if not to the Summit and its community, at least to protect their investment in the Summit.

At the December board meeting an owner complained that he had not seen a breakdown of the categories of the special assessment despite the fact that the breakdown was in the December Observer. It was also covered in great detail at the previous board meeting. Owners can access a significant amount of material, including previous meeting minutes available at [www.continentalconnect.com/summittowers](http://www.continentalconnect.com/summittowers). Finally, we are constantly enhancing [MySummit.org](http://MySummit.org) to contain answers to questions about living at the Summit and it has our Observers.

For the benefit of this owner our board president then took about 15 minutes at the meeting to go through the same material once again.

You owe it to yourself to stay up-to-speed on what is going on. Please at least peruse these communication vehicles to see what is of interest to you. You'll be in a much better position to enjoy the Summit and to influence its direction.

Also consider volunteering. If you really want to get a feeling of what goes on at the Summit consider volunteering as an Office Helper during this busy high season. You can join a committee or contribute your ideas by writing an Observer article.

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## Checks & Balances vs. Conflicts of Interest -- Getting the Best Deal for the Summit

Only one candidate running for the board chose to take a negative attitude at the "Meet the Candidates Night" and in his information letter to owners. He made a serious claim about conflict of interest at the Summit. He is claiming that we should never have done any business with any company owned by a very large Canadian holding company that specializes in running firms that support multifamily dwellings because one of these companies in the US is Continental, our management company. The other company in question is Service America.

While this might sound good, it is a simplistic view of how large businesses actually are structured in this age of conglomerates. It would prevent us from taking advantage of cost saving due to economies of scale. But much worse, the claim belittles trust in the dedication to the Summit of both our management and board.

In large businesses like our condo, you must always have many layers of checks and balances, including a board that openly reviews multiple bids. There are numerous other safeguards; for example, both Continental and the Summit will not allow any Continental employees to make decisions on any contracts of any size for the Summit. This is exclusively done by board members.

After the Summit is offered a proposal, the board in conjunction with the management company, negotiates for additional services or discounts with the likely candidates. All the final offers go in front of the entire board and owners at an open board meeting for open discussion by all.

Relationships between companies AND PEOPLE must be disclosed before our board will even be willing to consider a proposal. We reject proposals where this information is missing, even if it seems to be an oversight, because an unknown relationship is usually where you find real conflicts of interest. By the way, Continental disclosed the relationship with Service America and several other affiliates of its Canadian parent, without our asking, three years ago.

That said, why do we even bother to continue to occasionally allow Service America to bid on our work? Maybe because they have finished their projects successfully, they have won on features and price and they have, at their expense, made it right when mistakes are made. We have found this is somewhat unusual among vendors available to us in this area of Florida. For

example the east pool and the A/C condenser replacement fiascos done by other vendors cost us big. We had tight contracts and great warranties, but these are only as good as the companies. When we bent over backwards to use their major local competitor in 2012, we ended with our A/C down in the south building for almost a week during the summer and a large overrun in our maintenance budget.

So Service America has occasionally been picked because they, in those cases, offered the best deal for the Summit. If the Board had not picked Service America it could have been considered malfeasance.

Of course, that said, every company we deal with has to compete on an absolutely open and level playing field on every new deal. All materials involved, as with all business at the Summit, are open to all owners, not just board members.

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We do not allow pets at the Summit, so this sign was seen elsewhere:

*"Attention dog walkers: Pick up after your dogs.  
Thank you.*

*Attention dogs: GRRR, WOOF, BARK. Good Dog."*

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## Steal This Book?



Well, actually you cannot steal what is free for the taking. Looking for a good read (or a dozen)? Both towers have library rooms on the 2<sup>nd</sup> floor over-loaded with a vast variety of great (and maybe not so great) books.

Using the library is not difficult – Pick up the books you want (and enjoy.) You do not have to check them out and you do not have to return them (if you do not want to.) You can also leave your used books there. You probably will even find plenty of good books with excellent prose which do not misuse parenthesis as this article did. (Have fun.)

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*What do you call a fish with no eyes? A fsh.*  
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## Keeping Our Café Going

At the December board meeting, the Board unanimously voted to a significant percentage increase of the subsidy to our Café. We all know it is very difficult to make a business out of a “captive” restaurant only open to residents. Several members of the board, including two who do not use the Café, started out negative upon first hearing about the proposal. Still, after talking to other residents and doing their research, all agreed about the great value of the Café to the Summit and the need to adjust the subsidy.

Before it was approved the motion was first modified to make the subsidy increase effective for just one year while other ideas are being studied to help the Café’s business. The board felt that this will also give time for Patti and Benji to continue to add new services that should help their business. We could look at other ideas in use at some local condos, such as requiring every unit to spend a certain amount of money at the Café. For example, a condo on Country Club Drive requires its residents to spend \$100/month at their restaurant. In comparison we are getting off very easy since

our new level of subsidy is still less than \$100/unit/year.

By the way, during this whole discussion, no owner, on the board or not, had anything but great things to say about the Café, its food, staff and management.

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*When cannibals ate a missionary,  
they got a taste of religion.*  
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## Internet Everywhere?

With the coming of 2013 we are now officially in a 31 year old building. The special assessment approved at the December board meeting is designed to cover a large collection of relatively small projects left over, to make the Summit younger and better. Unless we can stop time, this process of keeping the Summit up to meeting the expectations of owners and buyers has to be an ongoing effort.

For example, there was no internet or even Cable TV in 1980 when the building was planned. Our telephone wiring dates to then and while our cable wiring is younger, it is starting to show its age and limited ability to support new services. We are looking for creative and cost effective ways to deal with these problems.

An advertisement for Opticaltel services. The top part features the headline "Blazing Internet Speed at the Right Price" in pink and black text. Below this, a pink tag says "Bundle and Save \$20". The main offer is "Extreme 10 plus Digital Phone Service for only \$59.95". A list of features includes: "10 mbps download by 1 mbps upload", "Digital Phone Service with unlimited local and domestic long distance", and "Advanced calling features". A pink banner at the bottom right lists alternative bundles: "Also Available: 6 Mbps by 512k upload for \$24.95" and "10 Mbps by 1Mbps upload for \$49.95". The Opticaltel logo is in the bottom left, with the tagline "Video . Internet . Phone". The bottom right contains the call to action "Call Now to upgrade your Internet!" and contact information: "1 (855) 30 FIBER (3-4237)" and "www.opticaltel.com".

In January we are going to do a first test of a new type of Wi-Fi facility now getting popular at hotel and resorts that can turn a whole complex into a Wi-Fi hotspot. If our study finds this solution to be viable at the Summit, and the board ends up deciding it makes sense, no one would have to maintain modem and routers in their units. It will mean that as we all move to more and more wireless devices like the iPad, laptops, internet phones and smart TVs, we would be able to immediately use them anywhere in our units or anywhere at the Summit.

What do you think would happen to the value of our units if you could get wireless access to the internet everywhere in the building? You work with your iPad or laptop in your unit, go to any room, anywhere on the pool deck, walk down the hallways and still be connected at twice the speed presently available at the Summit. Smart TVs (and Roku's and Apple TV) would be able to work anywhere, giving you immediate access tens of thousands of TV shows and movies.

This could significantly reduce other operating expenses by providing, at no extra cost, internet for our business office, staff communications, and security systems. It could also greatly minimize the need to invest in overdue upgrades of our old building wiring.

Sounds good? Well, maybe. This January's Wi-Fi test is only the first step in studying whether this is technically, legally, and financially viable at the Summit. As we know from studies of past potential initiatives, any one of these areas can kill a project.

If you are intrigued, please consider joining the Telecom Committee that is studying this and several other possible ways of improving TV and internet service at the Summit.

*"There is always a way to do it better ...  
 FIND IT!" – Thomas Edison*

**Pool Deck News**

We had the ribbon cutting for the reopening of the east pool in time for the holiday rush.



We have started using the amazing weatherproof

digital sound system on the pool deck on a somewhat more regular basis. We started by taking advantage of the SiriusXM music channels that come along with your TV service if you have an HD box. One of the favorite so far is 6066 – 60's music. We obviously have a lot of "Baby Boomers" at the Summit.

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**Our Board President really loves puns, so:**

*A sandwich walks into a bar.*

*The bartender says, "We don't serve food here."*

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**Complaining Can be Very Good**

You do not complain enough. Heard that recently?

That is what OpticalTel is saying. The company that now runs our cable for TV and internet system, OpticalTel, is asking (begging) residents to let them know the problems they are having. They inherited a system with a lot of problems from the previous company. For example, while all the channels seem to be getting to our building, some of our old building wiring seems to be interfering with some channels in some units. While it would be nice to replace the building's entire wiring system, nobody is going to make that investment until we decide what to do as we get closer to the end of our present contract in January, 2014.

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In the last week in December a resident compiled a list of channels that were not working in his unit and sent them to OpticalTel. Turned out that all of these channels just happened to be carried on our cable on two of the frequencies being used by those TV broadcast towers we can see from our building. OpticalTel put two and two together and was able to quickly diagnosis a possible case of interference from these towers. Now that they know about a problem and a likely cause, OpticalTel has scheduled its engineers to undertake a building-wide effort to protect our building from this interference in early January. A lot of people may see improvements soon because of this one complaint. Thank you for complaining! Their number is 855.303.4237.

So, although none of us likes calling help desks, please let them know. They are asking for it! Remember it does very little good to tell our business office about your TV problems since the Association does not operate the system or have telecom engineers on staff.

***“Television is a medium.***

*So called because it is neither rare or well-done” –  
Ernie Kovaks*

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**Our 2013 budget**

Adjusting for inflation we actually reduced our year-to-year assessment. This budget also keeps adding to our reserves at a rate that keeps us officially at full reserves. Our budget for 2013 is \$4.6 Million. Rounded to whole percentages here are the categories:

- Insurance 21%  
Expensive (and getting worse fast) because we are on the beach and not yet fully covered with impact windows or shutters
- Management staff 19%  
All of office, maintenance & cleaning staffs and their management and overhead
- Utilities 16%  
Water, common area electric & gas  
Water budget up, electric budget down
- Security staff 15%  
24 hour security staff and overhead
- Contracts 11%  
Landscaping, exterminator, trash, maintenance of gyms, A/C, water treatment, fire alarm, elevator & many more
- Repairs & Maintenance Service 7%  
Plumbing, electrical, security system, supplies and several more
- Reserve 7%  
Money being banked for certain critical future projects
- Base TV service 5%  
60+ analog channels available to all residents
- Administrative & Office supplies 2%

*-----  
A will is a dead giveaway.  
-----*

**Civility Always**

One of our owners used the cliché, "There is no excuse for that!" at the "Meet the Candidate" night on December 18 in response to an uncomfortable situation.

Another owner and board member (not running for office) had just expressed out loud that one of the candidates running for reelection was not telling the truth. This was disruptive and inappropriate. The one who spoke out knew he should not have said what he said, left the room, and later provided a very public apology.

Several people in the room, besides the one who spoke up, also believed that the candidate had misspoken. He accused the management of not sending all board members information that, they had, in fact, seen. Yet the others who believed this not to be true chose not to speak out because they

felt it was not the appropriate place to refute the candidate's statement.

So, there was an excuse for the outburst, but a poor one. Civility is too important to our community. Certainly, we should make exceptions in absolutely critical situations, but this was not one of those. We should say "There was no sufficient excuse for it."

This type of outburst is common in many other condos when emotions run high and was not uncommon in earlier Summit condo meetings. Ironically, the person who spoke out was one of those, who in the last few years, has contributed to our high level of civility at our present meetings. I guess we (fortunately or not) are all human.

For an excellent book on the subject see, "The Civility Solution: What to Do When People are Rude," by Johns Hopkins University professor Dr. P. M. Forni.

*"I don't like that man.*

*I must get to know him better." – Abraham Lincoln*

### Maintenance Contracts

Maintenance Contracts are worth the peace of mind (and the significant potential savings) they provide. You call one number and they (hopefully) fix your problem.

On December 24 at 8am an owner with a service contract with Service America called their help desk because of a backed up kitchen drain, which, of course, happened when they had guests. Four hours later (still on Christmas Eve!), the company had fixed the problem and replaced the garbage disposal just because the service person did not "like what it sounded like." And ... because of the service contract this repair cost nothing.

Whether you use Total, Service America, or one of the other popular service companies, there is great comfort of mind in having one number to call. Click on "Maintenance Contracts" on [MySummit.org](http://MySummit.org) for more information, including a special deal for Summit residents.



*Started in 1981 and still getting better*

### Save Your Bike

As happens every January several bikes in our bike rooms now have expired permits. Please make sure none of these are yours. Bikes with expired permits are subject to removal which will include destroying locks if necessary. Removed bikes that are in good enough shape are given to a local charity.

So, visit the office to update your registration. For three years we have had two-year overlapping registration periods so this should never happen. This schedule provides, in effect, a full one year grace period to update registrations. And, we will add another month to that grace period and not start removing bikes with expired registration until February 1.

We are looking for ideas for improving the bike rooms. Please submit any suggestions using the comment forms in the office.

### Our February Flea Market -- Nancy Fuller

Just a reminder that the last day to reserve a table for the Treasures and Trash Flea Market is Wednesday, January 30<sup>th</sup>. Detailed information and registration forms are available in the mailrooms, the Management office, and on [MySummit.org](http://MySummit.org).

For additional information, please contact Nancy Fuller at 954.922.7221 or Monica Domas at 249.613.1377.

Happy holidays!

*Police were called to a day care center, where a three-year-old was resisting a rest.*



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## Social Committee Plans – Joe Garbis

Here are our plans at this point, for the rest of the high season. Final dates for some of the further out events might still need to be adjusted. But for now, save the dates!

- Jan. 22 Breakfast
- Feb. 3 Treasures and Trash
- Feb. 3 Superbowl
- Feb. 14 Valentine Party
- Feb. 26 Hard Rock (date not firm)
- Mar. 11 Bingo
- Mar. 17 St. Pat. pot luck dinner
- April 9 Bye Bye Birdie BBQ

Please try to attend our committee meeting on February 5, if you have additional ideas. What would you like: sports days, pot lucks or “dance under the stars”? Getting involved is a great way to meet people. We need volunteers with ideas and, especially, the willingness to run these and more.

Some events take quite a bit of time to plan so we are also starting to look at ideas for the slower season starting in May. At the Summit we want to party the year around.

As we get closer, details for all of the above activities will be posted on the bulletin board with additions and subtractions as necessary. We are planning these activities for the enjoyment of all our residents so mark your calendars and join in.

Questions and suggestions? Call Joe or Freddie.

- Joe Garbis 954.921.7078
- Freddie D’ottavio 954.924.1266

## Parties Too Good To Miss

Once again great planning, glittery decorations, “get up and dance” music and great



friends made for another wonderful New Year’s Eve Party at the Summit. After all these years of successful parties, one does run out of adjectives. We only missed the friends who waited way beyond the caterer’s deadline to try to RSVP and could not join us at the party.

Do not let that happen to you for future events. Please review our upcoming events on the bulletin boards and save the date and/or RSVP as appropriate. We want to share the fun with everyone. There is now a list of scheduled events through the end of 2013 on [MySummit.org](http://MySummit.org).

*Middle age is when you burn the midnight oil at 9:00 PM.*

## Landscaping Committee – Laura Naron

We have a number of active committees at the Summit. Each, in their own way contributes to a better, more interesting life here. The Landscaping Committee is a bit different because you can literally get your hands dirty. Just because you have joined a condo, it does not mean you no longer have the chance to have the joy you get from gardening.

While we do have professional landscaping service, we depend on this Committee to keep an eye on our nine acres and put the finishing touches on our one of a kind condo. You do not have to know anything about gardening to join us. We will teach you about each project as we go. You can learn about the special microclimate of the Summit and what does, and does not, grow well here.

Learn about our herb garden especially if you like to cook with fresh herbs. Ask me, or one of the Committee members, and we will be glad to teach you the best way to pick them.

We have several secret gardeners who take on the responsibility of a small area and work alone. Some work inside and some outside.

So please join us. We meet regularly on the pool deck at 10am on Sunday.

## Special Assessment Approved

At the December 20 board meeting the long studied “catch-all” special assessment was approved by the board. (See the detailed breakdown about this special assessment in the December, 2012 Observer article “Proposed Special Assessment.”) The total assessment came in at just under \$1 million. At the meeting, Leonard Zackon, an owner and real estate agent, said that these improvements should significantly improve the value of our units.

The two payments for this special assessment will be due on February 1 and May 1. Like all special assessments the exact amount that owner owe is based on the square footage of their unit. Owners will be getting the coupon book for these in January.

At the same board meeting, there was a dramatic moment for those of us who follow the finances of the Summit. Our board president, Jeff Spiro, announced that in the future, subject to special situations like bad hurricane damage, our new level of reserves are now at a level that they should allow us to avoid most future special assessments. (The law protects reserves by

preventing boards from using them for some types of improvements.)

Because it will quickly start saving us significant electricity, the first special assessment project to start will probably be the Variable Frequency Drive (VFD) project. (See the November, 2012 Observer article about VFDs.) This project was already authorized by the board at a previous a regular open board meeting but was waiting on funding.

*“Birthdays are good for you. Statistics show that people who have the most live the longest!”*

– Larry Lorenzoni

### **An Optimistic Future**

With all the dread that some people carry around within themselves about the future it is nice to know there is an organization called *PositiveFuturist.com*. It is based on the hopeful premise that much of the world problems are readily solvable with the proper use of science and technology. You can subscribe to their on-line newsletter as an antidote to the negative news we see so often.

Here are just a couple of reasons for optimism:

- This is the safest time, in the entire history of mankind, to be alive
- Through conservation and new energy technologies, the US will soon be a net exporter of energy

*Always borrow money from a pessimist; he will not expect it back.*

### **Get Your Flu Shots NOW !!**



It is now being reported that the winter flu season has started earlier with more infections than any recent year. The shot available has been very effective against the flus going around, but not enough people are getting them early enough.

You can get the shot at many of the local drug stores or grocery stores with pharmacies. It's fast and cheap. You and your family are worth it. It takes about two weeks to be effective, so get it now before we have an outbreak at the Summit.

*Definition of handkerchief: Cold storage*

### **Sundays at the Summit**

We are kicking off our 2<sup>nd</sup> year of “Sundays at the Summit” in January with a presentation by the



president of the Hollywood Historical Society, Stephen Sarsfield, in the south lounge on January 6 at 7:30pm. He is a young, dynamic speaker who will fill us in on the stories and people behind our town and this part of southern Florida. Save the date for what should be a fascinating presentation. Watch the miniObservers posted around the building for notices of future talks.

We plan to continue the program going into February with interesting presentations by excellent speakers. Please send any suggested topics to *Summit.Observer@gmail.com*.

### **1,000s of Movies Any Time You Want?**

The second “Sunday at the Summit” is scheduled for January 13 also at 7:30pm in the south lounge. We will be demonstrating how to use the internet to get immediate access to 1,000s of movies, TV shows, educational lectures, music and picture streams, and much more on your TV without a computer. Actually, there is no great trick to it. It is now easy and cheap. See what you have been missing!



If you like what you see, you can get ongoing advice and help by coming to our weekly Tech Help gatherings most Wednesdays at 7:30pm in the south women's card room.

### **Office Helpers**

When the building fills up with snowbirds and guests, the office can get backlogged. You can really help by volunteering as little as two hours a week as an office helper. It will help the Summit community and can actually be fun.

*Help a man when he is in trouble and he will remember you the next time he's in trouble.*

## Hungry?

One of the most popular restaurants nearby on some of the popular internet review services is the relatively new Taco Beach Shack. It sits just north of the Hollywood Beach Bridge on the east side of A1A. The service can be slow, possibly because



everything seems to be made fresh. The food is usually well worth the wait. Start by trying their mushroom soft taco (small but good) or the Korean Barbecue Burrito (large and very good.) Be sure to try their unusually creative homemade sauces. Unfortunately, they do not deliver.

If you have any ideas on enjoying our neighborhood that you would like to share, please send us an article.

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**For all those unused kitchens at the Summit**

*I read recipes the same way I read science fiction.*

*When I get to the end I say,  
"That is not going to happen."*

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*Say Hello to Lou  
and Check Out the Surf Condition Flags*

## The Ocean is Good Water and Leaks are Bad Water

There is a danger that we will stop worrying about leaks now that the new alarm system can detect certain leaks in the A/C closets. Remember all of the other potential sources of water leaks in your apartment.

Three things you can do: (1) have your plumbing professionally checked, (2) Put down your own water alarms in other likely spots (i.e., near your washing machine), but most importantly (3) Turn off your unit's water when you go away!

## Summit Answers

Peruse the information about living at the Summit available on *MySummit.org*.

Just click on: Account, Advertising, Bocce, Bicycles, Café, Calendar, Hurricanes, Insurance, Internet, Maintenance Contracts, Newsletters, Parking, Renting, Running, Rules & Regulations, Senior Discounts, TV, Welcome, and Windows.

Please email [Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com) when you see something wrong or missing.

### From the Editor – Steve Naron

We continue to look for additional ways to communicate the information that owners and residents each need to participate in the life of the Summit. It very likely that through oversight some important issues are not being addressed in the Observer. Please let us know so we can address any such shortcomings in future issues.

In order to have more space for news (and less paper) in 2013 we no longer run ads larger than ¼ page. While this may cut our advertising revenue a bit, it hopefully, will make the Observer easier to read (and carry.)

Since this is a volunteer effort, and we no longer mail out Observers, except by email, the cost of producing the Observer in 2012, was precisely \$0.00, except for the cost of printing paper copies for use at the Summit. All the money earned in advertising fees in 2012 went directly into our operating funds, hopefully to be used to improve other communications facilities at the Summit.

Finally, seeing all the jokes and puns in this issue, you may correctly infer that I now have some new humor books. Let me know if I had too much fun.

Here are some final thoughts:

*Yesterday is History.*

*Tomorrow is a Mystery.*

*Today is a Gift, that's why it is called  
the Present.*



We have a gift wrapped PRESENT at the Summit, between the ocean and Intracoastal.

All articles, event info, photos and ads must arrive by January 29<sup>th</sup> to make it into the February Observer. Depending on the nature of information you send, we will try to place announcements in appropriate places: The Observer, the monthly calendar, the posted weekly calendar, or on *MySummit.org*. Announcements of a commercial nature should be included in ads. Information on advertising options is available at [MySummit.org/Advertising.pdf](http://MySummit.org/Advertising.pdf) or in the office.

## Summit Reference Material

We need your help in keeping this material up-to-date. Please send corrections to [Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com).  
Much more information and forms are available at [MySummit.org](http://MySummit.org)

### 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, freight elevator reservations and any Summit "how to" question. 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 & then building security (either front desk) or garage 954.923-6641.
- **Keys for your unit & A/C closet should be in office for emergencies.**
- **Cafe** (pool deck) -- Open 8:30-4:00 every day but Monday. Visit or call 954.921.4737 for takeout, delivery or catering. Dinner Thursdays 5:00-8:00.
- **Observer, MySummit.org & MiniObserver** -- Send info to [Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com). For commercial messages see [MySummit.org/ad.pdf](http://MySummit.org/ad.pdf).
- **OpticalTel** – 855.303.4237 -- **Cable TV, internet, telephone**
- **Police & Fire** (non-emergency) 954.967-4357
- **AT&T** 866.620-6000 – **telephone, internet**
- **FPL** 954.581-5668 – **electricity**
- Independent maintenance firms: Service America 800.884.3500, Total 954.454.6801,
- Independent real estate office next to south lobby

### Your Account

- Owners can review their account at [continentalconnect.com/summittowers](http://continentalconnect.com/summittowers) -- At this site owners can also see Summit's legal and financial reports including minutes of past board meetings under "My Community" and "Forms and Documents"
- Questions on account call (954)378-1099, visit office or email [customerservice@thecontinentalgroupinc.com](mailto:customerservice@thecontinentalgroupinc.com)
- Payments can be made by mail using your coupons, by check at office or at [thecontinentalgroupinc.com/pay-association-fees](http://thecontinentalgroupinc.com/pay-association-fees)
- Quarterly Maintenance payments due January 1, April 1, July 1, October 1
- TV service and access to the pool deck, gyms, game rooms, bike rooms, and fence gates are not available to residents in units with over 90 day late payments.

### The Summit Association's Board

The Summit has a board of 9 directors with 2-year overlapping terms.

The schedule of 2013 board meetings will be established when the 2013 officers are selected after the election on Thursday, January 17, 2013.

For information about living in a condo, the Summit and the laws we operate under see [mysummit.org/CondoLiving.html](http://mysummit.org/CondoLiving.html)

### Some of Summit's Resources (open 24 hours)

- Two **swimming pools** -- no lifeguards, join group water exercise in west pool M-F 8-9
- Two **Tennis courts** - in back, pick up team Daily 9
- Separate **Cardio & Weight Gyms** --3rd floor both towers, Please practice posted 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 hotspots** - North & South East Card rooms & near Café (all OpticalTel). South East Card room also has AT&T DSL network as backup. See **Internet Options** on [MySummit.org](http://MySummit.org). Also try next door public library 1301 S. Ocean Drive (M-F 10-6)
- **Library rooms** - 2nd floor both towers
- **Game rooms** - 3rd floor both towers, including video game consoles, supplies at front desk
- **Billiard rooms** -- 2nd floor both towers, equipment at front desks
- **Ping-pong** -- 3rd floor game room north tower, equipment at front desk
- **Bike Storage** - 3rd floor garage, register bikes in office - use beach elevator to reach Broadwalk, walk bikes in garage. Adult tricycles storage area -- NE corner of 1st floor garage.
- **Parking facilities** -- See office or [MySummit.org](http://MySummit.org) for rules. Subject to availability, annual or monthly spaces may be rented in office.
- **Kayak Storage** -- garage 3rd floor NE corner -- See office with questions or to reserve a spot with a check - \$120/boat/year
- **Putting green, 1/2 basketball court, clay bocce ball court, horseshoe pit & golf pitching net** -- on beach side of towers -- selected supplies available at front desks
- **Beach Bins** -- garage 1st floor SE corner -- See office with questions or to reserve a spot with a check. Annual rental amount depends on bin size (\$60/year, \$90/year, \$180/year)
- **Soda/water vending machines** -- through double doors on 1<sup>st</sup> floor of each tower

### Outside the Summit

See our "Around Hollywood" bulletin board in mailrooms. Visit front desk of next door Community Center for numerous brochures and calendars of local activities. Many local links on [MySummit.org](http://MySummit.org) & [visithollywoodfl.org](http://visithollywoodfl.org)

Suggested Hollywood clubs:

- Service club: Hollywood Rotary Club, [hollywoodrotary.org](http://hollywoodrotary.org), 954.921.4500
- Public speaking club: Gelfand Good Morning Toastmasters Club, [gelfand.toastmastersclubs.org](http://gelfand.toastmastersclubs.org)

# The Summit Towers

## January, 2013

As of January 7, 2012

Send your event info to [Summit.ObsERVER@gmail.com](mailto:Summit.ObsERVER@gmail.com)

Office: 954.925.3337 9-5 M-F

In case of emergency call 911 first then  
Security at:

North Lobby: 954.925.3336,  
South Lobby: 954.925.1270, or  
Garage: 954.923.6641

### The Summit Café

Open 8:30-4:00, closed Monday  
Call 954.921.4737 for delivery or takeout.  
Opens for Thursday dinner 5pm  
Menu at [MySummit.org/Cafe](http://MySummit.org/Cafe)  
Internet hotspot "Summit Pool"

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
If your event is not on the calendar it is because no one sent the information to <a href="mailto:Summit.ObsERVER@gmail.com">Summit.ObsERVER@gmail.com</a> .		<b>1 New Year's Day Office Closed</b> 10 Dancercise 10 Social Comm.Meet 7:30 movie & popcorn	<b>2</b> 9:30 Exercise Class 7:30 Tech Help	<b>3</b> 10 Dancercise 5p Café dinner	<b>4</b> 9:30 Exercise Class	<b>5</b>
<b>6</b> 10 Landscaping Com. <b>7:30 Hollywood History</b> south lounge	<b>7</b> Café closed 9:30 Exercise Class 10:30 Tap Class	<b>8</b> 10 Dancercise 10 Social Comm.Meet 7:30 movie & popcorn	<b>9</b> 9:30 Exercise Class 7:30 Tech Help	<b>10</b> 10 Dancercise 5p Café dinner	<b>11</b> 9:30 Exercise Class	<b>12</b>
<b>13</b> 10 Landscaping Com. <b>7:30 How to get Internet TV &amp; Movies,</b> south lounge	<b>14</b> Café closed 9:30 Exercise Class 10:30 Tap Class,	<b>15</b> 10 Dancercise 7:30 movie & popcorn	<b>16</b> 9:30 Exercise Class 7:30 Tech Help	<b>17</b> 10 Dancercise 5 Café dinner <b>7 Board Meeting Ballots Due!</b>	<b>18</b> 9:30 Exercise Class	<b>19</b>
<b>20</b> 10 Landscaping Com.	<b>21</b> Café closed 9:30 Exercise Class 10:30 Tap Class	<b>22</b> 10 Dancercise 5 BYOB 7:30 movie & popcorn	<b>23</b> 9:30 Exercise Class 7:30 Tech Help	<b>24</b> 10 Dancercise 5 Café dinner	<b>25</b> 9:30 Exercise Class	<b>26</b>
<b>27</b> 10 Landscaping Com.	<b>28</b> Café closed 9:30 Exercise Class 10:30 Tap Class	<b>29</b> 10 Dancercise 5 BYOB 7:30 movie & popcorn	<b>30</b> 9:30 Exercise Class 7:30 Tech Help	<b>31</b> 10 Dancercise 5p Café dinner	<b>February 3 Treasures &amp; Trash Flea Market</b>	

#### To Do's

- Review the interest groups list in the office
- Opt-in to have your telephone number in our directory
- Make sure your maintenance contract and insurance are up-to-date
- Visit the Community Center

#### Usual Repeating Events – all activities are run by volunteers

8am **Water aerobics**, west pool  
S 7pm **Landscaping Committee**, pool deck  
MWF9:30pm **Exercise Class**, north lounge  
M10:30am **Tap Class**, north lounge  
TTh 10am **Dancersize**, south lounge  
T 5pm **BYOB** outside of Café, pool deck  
T 7:30pm **Movie & popcorn**, south lounge  
W7:30pm **Tech Help** for laptops/phones/pads, south women's card room  
Check the MiniObserver in the elevators for last minute changes and updates