



A volunteer effort of the Summit Observer Committee

Important Dates

- March 21 Board Meeting
- April 1 2nd quarter maintenance payment due
- April 18 Board Meeting
- May 1 2nd of 2 special assessment payment

See *Entire Event List & Frequently Asked Questions (FAQs)* on MySummit.org

From the President, Jeffrey Spiro, Ph.D.

This note, posted in the mailrooms on February 26, is slightly edited to fit on page one of this Observer.

At our Board meeting in February, two petitions were discussed. The first issue concerns the installations of the wider baseboards on floors 4-24. The owners who signed the petition felt that it was an unneeded expense and it might do damage to both the walls and the carpet.

From my perspective, this is a very appropriate use of the petition process. Owners stated a goal and reasons why they arrived at that goal and wanted to make it clear to the board what they thought about this issue.

We are inclined to not install the wider baseboards as was originally planned. We still have not decided whether to just leave them the way they are or to explore another option that was proposed to us which would be less expensive, less intrusive, and yet potentially produce an attractive alternative. Of course, if there is a significant expenditure involved, the board will have to vote on this recommendation at one of our open board meetings, with as always, opportunity for owner comments.

The second petition had to do with owners not wanting to have fish tanks in our lobbies because of the expense and because “two similar fish tanks” recently exploded elsewhere-causing severe damage. From my view, this was the use of a petition in the worst possible manner. The information that people were told, in order to get them to sign the petition, was factually untrue. Fact-100% of the cost of the fish tank, fish, coral, and maintenance for the first year was going to be donated. Fact-the example

of “similar sized” fish tanks breaking was exaggerated so much it was ridiculous. How do you compare our proposed 220-gallon tank with the 17,000-gallon tank that exploded? And the worst part of that was that the two organizers knew it was untrue and still continued to solicit owners to sign the petition.

Can you imagine the reaction you would have if the Board, or I as the President, would lie to you to get you to believe something? Not only would you be outraged, but also it would be appropriate to be outraged. What was most bothersome was when the untruths about the petition were talked about at the meeting, the organizers, who still got up to speak in favor of not having fish tanks, neither apologized for the inaccuracies/misrepresentations, nor attempted to refute them.

Almost ten people did speak against fish tanks. However, many owners apologized to me, saying that they would never have signed the petition if they had known the truth. Many other residents have come up to me and were enthusiastic about having fish tanks and want to be involved in their care. This is an issue that polarized the Summit and the misrepresentations of this petition escalated that polarization.

But something else happened at the meeting. Two people reminded us that we are a no pet building. This caused me to research what our documents actually say. Our documents say we are a no pet/no animal building. While an argument can be made as to whether or not fish are pets, it is clear that fish are animals.

There is no way I, as President, would want to contradict our documents and therefore we will not be having fish tanks in the lobby.

Going forward, if you hear about something that may take place at the Summit, and you have any reservations or concerns, please come to the office and ask for an explanation of what is really going to take place. In the event that you are approached to sign a petition, I would suggest you verify the accuracy of what you are signing prior to committing yourself. This is the prudent thing to do.

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

Please send articles, ideas or feedback to Summit.Observer@gmail.com or office's Observer mailbox. Join the Observer Committee to support the Observer, MySummit.org & MiniObserver. Advertise at the Summit: MySummit.org/ad.pdf

Board term ends 14-1/2014 15-1/2015

President: Dr. Jeff Spiro¹⁴ Vice-President: Armando Sera¹⁴
Treasurer: Mary Ann Reiser¹⁴ Secretary: Steven Naron¹⁴
Ruben Alonso¹⁵, Vito Barone¹⁴, Charles Monaco¹⁵,
Stanley Scheinberg¹⁵, Joanne Shaver¹⁵

Committee Chairs

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

Our new FAQs

As was demonstrated in February, rumors (and petitions) now spread world-wide with the speed of e-mail. Soon (hopefully) we will be publishing our new opt-in directory in which many residents have included their e-mail addresses. While this will be valuable, some residents may use this to send out strongly opinioned e-mails about goings-ons at the Summit. If you get one of these opinioned e-mails, like with all e-mails, consider the source, "take it with a grain of salt" and check the facts. In the real world things are seldom absolutely terrible nor perfect.

One good way to check the facts is to call the business office. But, a "sky is falling" e-mail may cause a torrent of calls. To help keep the office from getting overwhelmed with questions, we are going to start publishing FAQs on MySummit.org.

FAQs are answers to Frequently Asked Questions. They can be updated based on new information. For example, a FAQ about the status of a construction project can be changed as the project progresses.

So, if you get one of these e-mails, or hear a rumor, take a look at MySummit.org for a possible answer. If you do not see an answer, send a query to Summit.ObsERVER@gmail.com. We will try to research answers for the questions that you send in. Of course, you should also reach out to the office if you want more immediate answers.

In these FAQs we will edit both the questions and answers to make them useful and civil. We will restrict "fighting words" or accusations, implied or otherwise. We will also need to severely limit any comments about ongoing legal cases.

Since this is a volunteer effort, we need your help. If you see these answers are out-of-date, incomplete, or incorrect we need your e-mail. And, of course, if the pool deck is buzzing with a rumor, send it on so we can get to the bottom of it.

But even with this, remember that we are in a "brave new world." Now, because of e-mail, it is free and easy for anyone to spam us with a long list of their personal opinions. So now it will take an increasingly more understanding group of owners to keep the Summit civil and successful.

Our Rules & Regulations

Only three years ago (when Jeff Spiro took over as president) it was noticed that there was not full documentation proving that previous boards had approved all of our individual Rules & Regulations. So slowly (and painfully), every part of our Rules & Regulations have been reviewed by our board at regular open board meetings. Some rules have been tightened and many have been loosened in light of changing needs. You can get a copy of the latest rules and regulations on MySummit.org or the office. It is all residents' responsibility to understand and live within these rules that are designed to help protect our safety and fair use of our facilities. In some cases they simply re-state for convenience items from our original legal documents, such as restrictions on pets.

At our February board meeting it was agreed to remove the need to always reserve a grill. Now, if one has filled out the grill form in the office and a grill is available, one can simply call Security to get the gas turned on. At the same time, now for obvious safety reasons, it is now required that we have to be at the grill to get the gas turned on.

What do you call a drunk who works in an upholstery shop? A recovering alcoholic.

Beach bins – Interested?

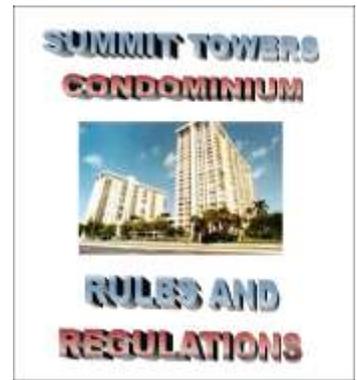
The garage beach bins have been a wonderful

addition to the Summit. They allow those of us who are renting them to avoid lugging our beach gear and bringing sand



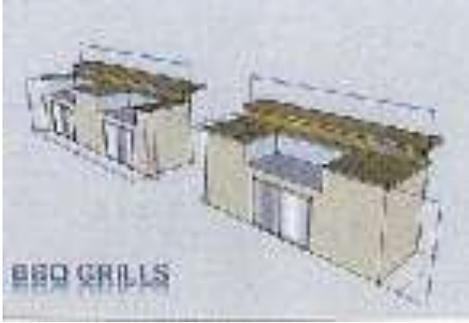
back to our unit. To make this a break-even operation, each row only gets built after sufficient residents have shown interest by putting down a deposit.

The original one row of steel bins are being replaced with somewhat larger aluminum bins to reduce future maintenance costs. This may make a few additional bins available as soon as May. Contact our assistant manager Daniel Cortez, now, if you are interested.



New Grills – Now We Are Cooking

After about many months of research and discussion at board meetings, a majority of the board decided to approve the installation of permanent grilling stations on



the south side of the Café. While the present residential quality grills have served us well, several considerations in favor of the change were voiced:

1. The new set up would provide more and better cooking and serving areas
2. The new grilling stations will last through several lifetimes of the type of grills we now use, reducing some of the long term expense and maintenance worries.
3. The existing gas feeding system needs to be upgraded anyway to increase gas supply and improve safety.
4. Some felt that the new arrangement would add to look and usefulness of that part of the pool deck.

Going Home Soon?

When you leave please make sure your unit's water is turned off in the A/C closet. If you are going to be gone beyond the beginning of hurricane season on June 1, make sure your porch is clear and your shutters, if any, are closed and locked. You will also want an apartment watcher to periodically make sure your A/C is working. It can take less than one month of the high humidity that a failed A/C would cause to start a very difficult and expensive mold problem.

Let's make sure your unit is still habitable when you get back and that you don't share your water with any of the units below you.

Watch Shows When You Want

Major companies that provide TV services, including Comcast, Direct and Dish are all now providing much of their contents, for no extra cost, on the internet "on-demand", whenever you want. In other words, cable and satellite companies are no longer just cable and satellite companies.

You can now get at that on-line content many ways, including smart TVs, Roku, Ipads, smart phones, and many dozens of other related devices. Residents of the Summit are already entitled to a set

of free online entertainment services that come from getting our content from Dish TV.

To try this out, first you will want to get a free online account with Dish. (Go to Dish.com) They will ask for the serial number from your HD or DVR box. If you do not have such a box call OpticalTel for help in setting up an account.

Once you have this account you can access a variety of on-demand services online for free and see TV shows and movies anytime you want. One popular service that is free to us is HBO-GO, which provides much of HBO's new and old series and movies.

To get more information look for the "On-Demand TV" FAQ coming soon on MySummit.org.

More questions? Reach out to OpticalTel or come to our weekly Tech Help on Wednesday at 7:30pm in the south ladies card room. Also, the Telecom Committee is planning to provide another presentation on how to get the benefits of these services in April. Watch the posted MiniObservers for the schedule.

Advertisement

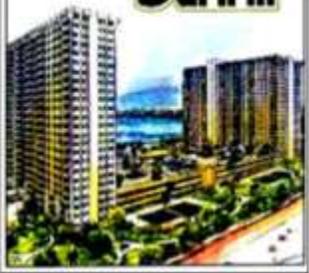
Jalmark Realty

**This August we
will have been
supporting the
Summit
Community & the
Observer for 30
years!**

Advertisement

Jalmark-East Realty, Inc.

at **THE
SUMMIT**



**Visit our office next to the south
tower lobby. This is the only Real
Estate office at the Summit.**

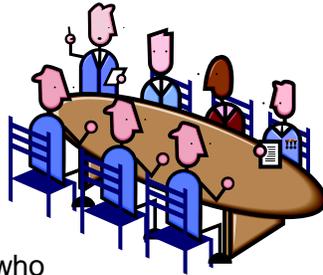
We are here to serve you!

-- Ted & Mary Anne

954.925-6500 ext.24 or 23 or 888.559.3345

2013 Committees

The 2012 committees were reauthorized under the 2013 board. At the same time membership lists were cleared. Please add your name if you are interested (or still interested) at the office. This allows us to know who wants to continue to participate



The pretty 1/2 of the fans that attended our Superbowl BYOB

As shown to the right, even an outdoor BYOB can be a special occasion at the Summit.

The cake says "Summit Friends"



How Did We Do That?

At a February round-table of directors of local large condos, we were asked how the Summit went from little financial reserves to full reserves in three years with almost no increase in maintenance fees. Being at full reserves is considered the golden standard for measuring the financial state of condos and is popular with buyers and a requirement of many mortgage banks. Many of the local condos are still reeling from the financial downturn, have little or no reserves and wanted to know we accomplished this.

Although the full answer is complex, much of the money that has gone into our reserves was from

ARE YOU SUFFERING FROM...
Back Pain, Poor Balance, Weakness?
We Offer Ultrasound, Electric Stimulation, Cardiac Rehabilitation, Massage Therapy & Improving Functional Mobility Programs
... IN YOUR HOME.
Call Me and Start Feeling Better Today!!
Licensed Medicare Provider
FL8318
Brian Caits @ **954-328-1505**



savings found by running a tight budget. Probably, within the budget the biggest savings were from negotiating much more favorable contracts with our vendors. We found out that, to a degree you can 'squeeze blood out of a stone' if one is willing to work the details and be very tough negotiators.

Insurance distribution

Recently we finally got an insurance settlement for the 2005 storm. Our operating funds have been reimbursed for expenditures the Summit undertook after the storm. The remainder is going to be distributed to owners.

This will take some time because the law requires that each check distributed must contain the name of the owner(s) and the bank providing a mortgage (if any.) This requires us to go to the expense of identifying all mortgages. Because of this requirement we may not see the checks going out for some time. The insurance recovery will be distributed by check based on the same percentage of ownership used in figuring out our maintenance and special assessment payments.

Why We Have a Management Company

Some long-time owners have wondered why we have a management company. In the "good old days" we often operated as a self-managed condo with our own employees. Some condos, including many small ones still are self-managed, but the world has changed.

Required human resource and financial reporting checks and balances and reporting have gotten much more complicated. The complex computer systems and back offices needed to provide the services now expected by owners and required by law are difficult and expensive to build and maintain even for a condo our size.

A good management company has the advantage of building and sharing their resources, expertise, and experience (and their costs) between many hundreds of condos. This is a little like how we each get to use the full benefits of the Summit while paying less than 1/500th of its operating cost.

Fun was a Sure Thing

The Social Committee organized another successful trip to the Seminole Hard Rock Casino in February complete with transportation and coupons for food and gambling. A bus full of residents reported winning from \$6 to \$600. For some reason no one volunteered how much they lost.

I bet you I can stop gambling anytime I want.

Our Social Committee on After Burners

Our Social Committee, under the fearless leadership of Joe Garbis and Freddie O'ttavo, is working hard to fill out our "dance" schedule until the end of 2013. Joe oversees the programs during our high season and Freddie takes on the responsibility during our warmer, but less crowded season. It can be a difficult job because they fully depend on volunteers.

All events are open to all residents of the Summit and their guests. So check out the full, and regularly enhanced, schedule available on the Social Committee's mailroom bulletin boards and on *MySummit.org*.

Coming up are soon:

- March 5 – Social Committee Meeting
- March 11 – Bingo
- March 17 -- St. Patrick's Potluck Dinner
- March 22 – Dance Night with Joan DeFranco
- March 31 – Easter Egg Hunt & Dancing
- April 9 -- Bye Bye Birdie BBQ

Please try to attend the monthly meeting on the 1st Wednesday of the month at 11am in the north lounge to volunteer your ideas and to help bring more social activities to our community.

We are Not a Hotel

This is not news at all. We have a staff, but they are not responsible for walking around behind us and cleaning up our messes.

A large group of residents had a party in the evening, after the Café was closed on February 8. To avoid bothering any of the units on the pool deck they quieted down dramatically at 8pm. When they were done they, not the staff, moved furniture back to where it had been and they cleaned the tables, grills and grounds.

This is nothing extraordinary or unusual because it is the way people operate at a residential condo. It is how we should always treat our home and community.



Spic n' Span As Party Wraps Up

Saved from Leaks

February was a leaky month, maybe because snowbirds were here to exercise their plumbing or A/C more. The water bugs found a lot of leaks before they became a problem. It is possible that we may have already saved the cost of these less than one-year old water bugs in reduced damage to our units.

But these water bugs only detect some of our leaks. They are in the A/C closets and will not detect leaks such as overflowing toilets or broken dishwasher hoses. Please maintain your plumbing, consider stand-alone water alarms, and turn off your unit water when you go away for the season.

TV & Internet

We are still facing a January, 2014 end to our present bulk TV contract. To make the best choice as to whom our next vendor should be, we need to take into account the vast changes in the industry for delivering TV and TV-like entertainment, internet and the web, and telephone since the last contract was signed almost seven years ago. We also should try to take into account the even more dramatic predicted changes during the life of any new contract. Potential owners expect state of the art entertainment and communications options that are missing now at the Summit. The pressure to have these services available at the Summit can only get stronger.

To involve residents in this decision we plan to have special purpose meetings focused only on these choices. These will be well advertised and open to all residents. These are complicated decisions, so please participate.

Advertisement

IMPACT WINDOWS & DOORS

FROM



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

CITIQUIET HURRICANE WINDOWS & DOORS

561.241.9463

Budgeting 101

What a Special Assessment Isn't

There must be some misunderstandings about how special assessments actually work based on a least one interaction at the office. An owner asked for his part of a refund for a project that had not been completed as part of a previous special assessment. After he was shown that the special assessment in question has used up all its funds properly only on its listed projects, he still seemed to want his refund.

A special assessment is a budgeting tool for funding a specific set of improvements. A special assessment can only be used for the listed projects and when all the funds are used, the special assessment is complete. There is not, and, of course, can never be a guarantee that all the items listed in a special assessment will always be finished for the fixed amount of funding collected. That is like saying a kitchen overhaul is guaranteed to be finished exactly when the amount originally estimated to cover the work is expended. We would all like that, but we know that is not how the real world works. Wishing does not make it so.

It is very common for special assessments at condos to not finish their full wish list. Again a special assessment is a budgeting tool; it is not a guaranteed fixed cost contract from a vendor. (Good luck on those anyway.)

The 2013 Valentine's Day Dinner & Dance

The Social Committee put together a great party that included a terrific spread of appetizers, entrees, and deserts (including a chocolate



fountain) by Patti and Benji, and great dancing music by a great DJ. The dance floor was busy until the very end and we tried our best, but could not use up all the food.

Dealing with Noise

The great thing about our thick walled reinforced concrete building is that the walls will very likely be here after the worst storm. (Of course any old fashioned, non-impact windows might not be.) The bad thing is that the floors can be great sound conductors. When this condo was new just about everyone was using wall-to-wall shag carpeting. Now tile is the style. The "sound proofing" required under the tile does not always do a perfect job.

Some of us have found that the noise we have heard did not originate where we thought it did or have been blamed for sounds that originated floors away. If you have pin pointed a problem our Security staff can be asked to intervene if the sound is truly bothersome. But, most of us have found a friendly visit works best. Our neighbors cannot not always know what sounds go through. Almost always they will be apologetic. Maybe you should take a cake or some wine when you go. You never know, you might make some new great friends.

Tennis @ the Summit – George Lubeck

As most Tennis Fans are well aware there are four "Major" Tournaments that are recognized in the Sport: The Australian Open, The French Open, Wimbledon and The U.S. Open.

Well, we have an unconfirmed report from ESPN that a 5th major tournament is about to be born – the Summit Condominium Classic!

Seriously, never has tennis been more popular or more fun at the Summit then here and now in winter 2013. Under the calm and dynamic leadership of our "Tennis – Co-coordinator" Mr. Vince Saverino, our games take place between approximately 8:10 A.M. and 11:10 A.M. each and every day!

Some days we have more players than we need for the use of the two courts. BUT – the wonderful spirit and friendship of the Summit residents comes to the fore – and if necessary a quicker game format has been created which moves along at a rapid pace to keep everyone happy.

So bottom-line, you show up "anytime" between 8:10 and 11:10 AM "Monday thru Sunday" and you play! There are various skills and experience levels of players and when the talent is divided there are often competitive and intense sets of tennis played!

Editor's comment: At the February board meeting the board agreed to go ahead with the somewhat overdue resurfacing and painting of the two courts by selecting from the color choices made by almost 30 attending a tennis breakfast at the Café. Light blue with beige outer edges was chosen.

Save (& Use) Our Herb Garden – Laura Naron

We have an ‘open to all’ garden in a raised bed in the northwest corner of the pool deck. There are a great variety of herbs planted and the herbs get used often by our resident chefs. They know that fresh herbs can add something special to any recipe. The garden is tended by volunteers on our Landscaping Committee.

In February, some new residents planted 8 inch arugala in our garden which they had grown from seed. The next day these plants were cut to the ground. This is a community garden! Use some, leave some. The parsley and the basil are the most popular herbs in the garden. Some of them have been both over picked and picked incorrectly. Each gets picked in a different way.

For parsley, pick the outside stalk down to the ground. Pick only two or three outside stalks from each plant. Someone has been cutting the whole plant off, including the center. It prevents the parsley plant from growing properly from the center. It will grow quickly if picked and create enough for all.

Basil gets picked differently. It is a branching plant. You can pick basil by simply pinching off about four of the end leaves with your fingers just above where their stems split. Doing this will let the plant grow more leaves from the split, whereas cutting below the split will just leave a stem that will stop producing.

If you know how to pick the herbs and you see someone at the garden, please show them how to pick. If you want a tour of the herb garden please ask me or anyone on the Landscaping Committee. Everyone is welcome to join the Landscaping Committee whether or not you know anything about gardening. Sign up in the office or just join us most Sundays on the pool deck at 10am.

Sadly, someone has picked from our plants on the beach walk. Thanks to our security cameras we have pictures of this person taking home large caladiums.

The Landscaping Committee has planted donated, past bloom orchids in the trees by the beach gate. They are coming into bloom now, so be sure to check them out.

We have some committed residents who help with the lobby plants. We are looking for more people to help once or twice a week. Even if you are a snow bird please sign up in the office for the north or south building.

Why it's easier to be a man

Men's new shoes never cut, blister or mangle their feet.

Men's wrinkles add character.

Men can wear shorts no matter what their legs look like.

Weddings take care of themselves.



Python skin at February Anne Kolb Nature Center “Lunch & Learn” attended by several from the Summit

“Our” Turtles

Turtle breeding season starts March 1. The Summit is being careful to make sure that any new lights we put on the ocean side do not interfere with turtle breeding. Fortunately, our dunes block much of the ground level light that might confuse baby turtles trying to find the ocean. Still we are watching new regulations that might go into effect and working with the City of Hollywood.

Shuffleboard

Our number one outdoor activity (after tennis) is played regularly on our two courts. (It may be time for at least the one nearer the ocean to be re-leveled a bit) Besides the adults, parents and grandparents can play with their children and grandchildren, at good, safe, exercise. And lots of fun for all!

Equipment can be borrowed from the south lobby.

Bocce

“Make it and they will come.” Our new Bocce court has become popular and not just with our many Italians. There is now a very well attended weekly women’s game. Bocce can bring out our competitive nature, but, hey, we’re among friends, right? At 4pm on Tuesday there is even a pick up round robin for anyone. Who knew guys could play sports also?

It’s been said that Bocce combines the most fun attributes of shuffleboard, pool, and bowling. Of course, these may be fighting words for the many shuffle boarders among us. It is a sport where you can learn the basic rules and be playing in less than one minute. Of course, many of us play “Summit Rules” which are even simpler.

Supplies can be borrowed from the south front desk. They are heavy so ask for a cart from the package room. Click on *BOCCE* on *MySummit.org* to see the rules.

Windows Then & Now

We got a note from an owner explaining that 1982 period windows (when the Summit was built) are held in place with only 12 screws, from 1 inch to only ½ inch long! He let us know that 2013 impact windows require 22 3-inch screws. That works out to about 7 times the steel set into our reinforced concrete. Which do you want when the next big storm comes?

And Now, Maybe Pickleball



What seems to be the fastest growing sport outside the Summit, may have arrived. It has its own league, 100,000's of players, and avid fans. It is a somewhat slower tennis type game called Pickleball.



Originally designed for family play, it is played with wooden paddles and whiffle balls. See usapa.org/whatis_pball. The two demos of Pickleball on the north tennis court in late February, brought enthusiastic crowds, thanks to our very own Pickleball Ambassador, Mitchell Ball.

But in order for Pickleball to go beyond demos at the Summit, we need to find a place it can be played regularly. Pickleball can be played on a tennis court with additional line markings. Our present rules & regulations say that only tennis can be played on the tennis courts. We are sure the great brains at the Summit will start spinning soon on these problems.

Before we make any move forward on this, the community of Summit tennis players is being involved to make sure we minimize any disruption to our number one backyard sport.

Don't Forget Our Other "Backyard" Sports:

1. Putting Green
2. ½ basketball court
3. Golf chipping/driving net
4. Horseshoes

Basketballs and horseshoes can be borrowed from the south lobby desk.

A psychiatrist is a doctor who asks you a lot of expensive questions your spouse asks for free.



We all know the Café makes the best place to gather with family and friends

The Summit Café – Susan Sprio

You don't have to get in the car, make a reservation, or put on a tie and jacket! Our pool deck Café is better than Cheers. Patti and Benji know how to serve up delicious food and make everyone feel welcome and appreciated.

Patti believes the Café is a place to meet and greet; a place to make friends and enjoy each other's company. She not only knows your name, but remembers your kids and grandkids and enjoys the pictures and stories you share with her.

Their Thursday night dinner is not only a bargain, but a chance to relax over a wonderfully cooked homemade meal. With bread and cole slaw on the table, you can bring your own 'spirits' as you ponder the 5 or 6 choices on any evening meal. Soup or salad and a main course change every week. I am so happy when the cabbage soup is on the menu. I never thought it would be something I would like until I tried Benji's cabbage soup, sweet and sour at the same time, with chunks of meat. It always makes me smile. Benji's short rib dinner is by far this reviewer's favorite. The meaty ribs are so tender they defy description! Dessert is a chance to sample their delicious bread puddings. Will it be chocolate or raspberry-maybe a toffee crunch? If you can resist, there is also banana foster or her apple crumb. We tried to get the recipe, but all she would say is, "A little bit of this and a little bit of that".

Patti and Benji are an important part of Summit life. They ran the Café for 7 years and then left for 4 years. "The best thing was a year ago when Jeff asked us to come back".

Benji has been in the restaurant business since he bought his first sub shop in Florida at the age of 18. His hands-on-training has enabled him to learn about varied culinary styles.

The staff at the restaurant is the most congenial group of workers any restaurant could have. Paula and Amy have known Patti since school. Both of them love working at the Summit. Paula said, "We have the best people here". John has been working here since Patti and Benji returned and Ryan was a wonderful addition thanks to Dario's recommendation. And Sigi, our chef, who hails from Austria, is another reason we are all so well-fed!!

Many of the Summit residents are regulars. But for those of you who have not tried the Café's wonderful breakfasts, lunches or Thursday night dinners, you should definitely try it. You will be glad you did!!

Editor Note: This year, the Café is serving Passover dinners on both the 1st and 2nd night, March 25 and 26. Get your reservations in!

Safety in Our Garage

Recently we seem to have had an increase in problems in our garage:

1. Speeding
2. Ignoring stop signs – especially the one on the 1st floor (with a blinking light) that we turn left at to get to the exit
3. Cars leaking oil

All of these are violations of our rules and can result in violation notices and fines. Proving violations is not difficult since the garage is under 24 hour security camera coverage.

But much more importantly, all of these violations are dangerous to our many pedestrians in the garage. Does anyone think they could live with themselves or their neighbors if they hurt someone in our community? Think about it and please be careful.

Dance Events from the Social Committee



6pm on March 22 the Social Committee will have our first ever "Spring Flight Dance Party." Our own Joan DeFranco will lead us in line dances and instruction in the north lounge. There will be lots of food, instruction, music and fun! RSVP with a \$16/person check to the office by March 15. Don't miss the music, there is limited seating available.

Also we will have dance music available at the Easter party on March 31.

I take a very practical view of raising children. I put a sign in each of their rooms: "Checkout Time is 18 Years."

Do Not Disconnect Alarm Speakers!!

Our alarm system only works properly and meets the necessary legal life and safety criteria if all installed unit alarm speakers work. No unit speakers can be disconnected or modified.



Do not be responsible for someone's terrible injury or worse.

If you believe that modifications you would like to make to your unit might, in anyway, affect the speakers you must first review your plans in the office.

The south tower has operated on the new systems for a while now. After extensive final testing of the alarm system by the Hollywood Fire Department of the north tower and garage alarm systems in late February, it looks like the entire system is nearly ready to finally go live.

Service Animals

At a late February condo expo in West Palm Beach, almost all of what was supposed to be a broad discussion of condo problems was taken by the issue of residents taking excessive advantage of the right to have service animals. At the Summit we have been a no pet (and no animal) building for over 30 years. Federal laws require us to make an exception for service animals. To expedite the process for approving service animals, we provide a complete package of the required approval forms in the office.

But it is still true that our documents do not allow residents, guests, renters, or family to have pets at the Summit. If, on the other hand, someone has a necessary service animal, please make sure to fill out the proper forms and get them processed before the animal arrives.

Purim Spiel: The Queen Esther Story Updated to 2013 – Evelyn Kraut

On February 27 the Summit Yiddish Group presented a Purim spiel (play) to celebrate the Hebrew holiday of Purim. The Megilla was brought into modern times, and was played by the "Moishe Pippik Players" which included:

- Joe Garbis as King Ahasuerus
- Evelyn Kraut as Queen Vashti
- Marcia Greenberg as Haman (*boo!*)
- Lou Yager as Mordecai
- Lucy Felsher as Queen Esther
- Elaine Bender as the narrator

Purim songs and a sing along in a variety of languages were provided by Julie Styne. The old fairy tale of Hansel and Gretel was then told, with lots of laughs and instant translation into Yiddish by the troupe. We also got to hear some really wonderful related life stories from the audience.

A very creative and joyful event was shared by all!



“Those who cannot remember the past are condemned to repeat it,” from “The Life of Reason” 1906 by George Santayana

The following is a part of a discussion of two decades of editorial writing for the Observer by Irv Rosenkranz in the May/June 2006 Observer (p.3)

A frugal Board is not necessarily a “good” Board. Today, we are paying dearly for frugal decisions made yesterday by “frugal” Boards who literally sacrificed the Summit to be reelected as a Board member come next Election Day, clearly “passing the buck” (an assessment) to the next Board of Directors thus avoiding an assessment during their term. Yes, Matilda, “passing the buck” is commonly practiced by many Boards. However, have no fear, the Summit will survive, unfortunately at a price.

Reading past Observers shows that things go in cycles at the Summit. We have productive, forward moving boards followed by much less so. Either way being on the board should not be a popularity contest; it should be doing what is right for the Summit. Fortunately, we have come a long way in the last few years making the Summit a better place to live and making it more competitive with modern condo.

Read about our rich history with past Observers on MySummit.org.

Staff of the Quarter

Special dedication of the staff from Kent and Continental is recognized by quarterly awards. We especially appreciate the enthusiasm that John Chinnici and Dayanis Rios apply to their jobs.

John manages our maintenance staff. When you see him, if he is not running from one project or emergency to another, be sure to give him the “benefit” of your ideas on how maintenance is going at the Summit. Of course, you should also take advantage of the service request forms in the office.



John Chinnici -- Continental Dayanis Rios – Kent

Dayanis is very helpful and friendly in protecting our garage entrance. Please return her smile and wave when you drive in.

Possible Adjustments to Our Documents

At the February board meeting the board agreed that it was worthwhile to continue to work with our lawyer to finalize wording for possible changes to our documents to:

1. limit immediate renting by new owners
 2. add teeth into our new owner review process
 3. make protection of our windows mandatory
- (See the February issue for details.)

After this process is done these will be ready to go out to the owners to get their opinions (and votes.)

“Do you believe in reincarnation?”
“I eat it every day. It’s called left overs.”



The Hollywood Beach Trailer Park on Our Beach
More than 60 years ago – January, 1953
photo by Charles Barron, State Archives of Florida

From the Editor – Steve Naron

It is getting easier to put together the Observer. Almost every article and idea in this issue was contributed or suggested by a Summit resident. Ideas came in all during February, not just at the very end, helping make it a bit easier to get out a more timely issue. Keep up the good work!

You will not be seeing another new Observer until our May/June issue, but do not wait until the end of April to send in your ideas and articles. And ... send in your questions to Summit.ObsERVER@gmail.com so that we can produce FAQs on MySummit.org that answer your questions. We know you can also get answers for yourself by calling the office, but by sending your questions to the Observer we can try to publish the answer for the whole community.

All articles, event info, photos and ads must arrive by April 29th to make it into the May/June 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 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.
Much more information and forms are available at 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.**
- **Café** (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. For commercial messages see 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 -- 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 e-mail customerservice@thecontinentalgroupinc.com
- Payments can be made by mail using your coupons, by check at office or at 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. Remaining scheduled board meetings in 2013 are: March 21, May 16, June 13, July 18, August 8, September 26, October 24, November 14, and December 19. All meeting take place at 7pm in the south lounge. Owners should try to attend as many meetings as possible.

For information about living in a condo, the Summit and the laws we operate under see 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. 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 Boardwalk, walk bikes in garage. Adult tricycles storage area -- NE corner of 1st floor garage.
- **Parking facilities** -- See office or 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, bocce ball court, horseshoe pit & golf pitching net** -- on beach side of towers -- basketball and bocce supplies at south front desk
- **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 to \$180/year)
- **Soda vending machines** -- on 1st floor garage next to tower entrances in both towers

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 See local links on MySummit.org & visithollywoodfl.org

Suggested Hollywood clubs:

- Service club: Hollywood Rotary Club, hollywoodrotary.org, 954.921.4500
- Public speaking club: Gelfand Good Morning Toastmasters Club, gelfand.toastmastersclubs.org

The Summit Towers

March, 2013

As of March 6, 2012

Send your event info to 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
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 Summit.ObsERVER@gmail.com .					1 9:30 Exercise Class	2
3 10 Landscaping Com.	4 Café closed 9:30 Exercise Class 10:30 Tap Class 5:30 BYOB	5 10 Dancercise 11 Social Comm. Meet. 7:30 movie & popcorn	6 9:30 Exercise Class 7:30 Tech Help	7 10 Dancercise 1 Hadassah Book Talk 5p Café dinner	8 9:30 Exercise Class	9
10 Daylight Savings 10 Landscaping Com.	11 Café closed 9:30 Exercise Class 10:30 Tap Class 5:30 BYOB 7 BINGO	12 10 Dancercise 7:30 movie & popcorn	13 9:30 Exercise Class 7:30 Tech Help	14 10 Dancercise 5p Café dinner	15 9:30 Exercise Class	16
17 10 Landscaping Com. 6 St.Patrick's Pot Luck Dinner	18 Café closed 9:30 Exercise Class 10:30 Tap Class 5:30 BYOB	19 10 Dancercise 7:30 movie & popcorn	20 9:30 Exercise Class 7:30 Tech Help	21 10 Dancercise 5 Café dinner 7 Board Meeting	22 9:30 Exercise Class 6 Dance Night	23
24 10 Landscaping Com.	25 9:30 Exercise Class 10:30 Tap Class 6 Café Passover Dinner, RSVP	26 10 Dancercise 7:30 movie & popcorn 6 Café Passover Dinner, RSVP	27 Cafe closed 9:30 Exercise Class 7:30 Tech Help	28 10 Dancercise No Café Dinner	29	30

31 Easter Sunday
10p Landscaping Com.
1 Easter Egg Roll & Music

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 10am **Landscaping Committee**, pool deck
MWF9:30am **Exercise Class**, north lounge
M 5:30pm **BYOB**, outside Café, pool deck
TTh 10am **Dancersize**, south lounge
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.