



A volunteer effort of the Summit Observer Committee

Important Dates

- May 1 2nd of 2 special assessment payment due
- May 16 Board Meeting
- June 13 Board Meeting
- July 1 3rd quarter maintenance payment due

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

From the President, Dr. Jeff Spiro

At some point in time, someone might write a book about the History of the Summit. Although there is a lot to talk about, I am pretty sure that a good part of the book will be devoted to our Property Managers.

They may want to address the fact that we have had (something like) 25 Property Managers in 25 years. Or they may want to write about Brian Kushner, who has been with us for 3 years and almost 3 months.

I think everyone acknowledges the tremendous changes that have taken place in this time. Whether you look at our lobbies, our hallways, our pool deck, our 'sports row' that space between the building and the beach, our gyms, our game rooms, our billiard room, and so much more, you see how extensive the changes have been. The Board approves projects and then we dump them on Brian to get them done.

Many of you have shared with me how much you have noticed how clean the building is being kept, how responsive the maintenance staff is to our infrastructure, how visible and friendly our security staff has become, and how efficient and friendly our office staff is. Brian keeps a tight rein on the staff, giving them direction and leadership and it has been, quite clearly, effective.

So, I would guess that as you are reading this, many of you are starting to wonder is Brian dead? Is this his obituary? To that I say there is good news and bad news.

The good news is that Brian is NOT dead! Far

from it, he is healthy and happy. The bad news is that Brian will be leaving The Summit later this month. He has received an offer that will help him on his career path and he has accepted it.

Brian's contribution to the Summit has been dynamic and positive. Please stop by the office and say your good-byes. And be sure to thank him for all the wonderful things he has accomplished.

Welcome the New Faces at the Summit



To fill Brian's big shoes, as our building manager, is Dan Woodruff from Continental. Over the next couple of weeks he will be working with Brian to pick up the job and learn about the Summit. He has years of experience in running large complex organizations that are full of surprises. Sound familiar? When you see him, please say hello.



David Cecil is now in charge of the Kent security staff. He oversees our 24 hour security staff. When you see him, if he is not running between emergencies, please welcome him.



On June 1 we will also be welcoming Hurricane Season. Be Prepared! See the article on page 2.

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

HURRICANE SEASON June 1 to November 30

Prepare Now! Read Hurricane Prep Guide available on MySummit.org and in office

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 Reisler¹⁴ 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

Yes, Hurricane Season starts on June 1

From June 1st to November 30th we will be in Hurricane season. Prepare now!

Please read the latest Hurricane Manual that is available on MySummit.org (or the office.) In the manual you will find things you should do to prepare both now and when the storm is coming in. Please send us any suggestions or corrections. The somewhat updated 2013 version of the manual should be out in a few weeks.

If you are going to be away during any part of hurricane season be sure to clear your balcony and close your shutters. Also sometimes A/Cs do not restart properly after a power surge or outage so you will want to have an apartment watcher. See our hurricane checklist at mysummit.org/Hurricanes.html.

If you willing to help, please sign up for the Emergency Preparation committee in the office under the leadership of Pearl Milestone. Join us for our first meeting of the 2013 season in May. What other contribution to our community could be more important?

Debate at Board Meetings

Florida's statute 718 precludes a majority of any condo board from assembling to discuss business at other than a publicized public meeting open to all owners. The only exception allowed is for discussing personnel or open legal matters.

Since boards are really not allowed to get together before board meetings, discussion, discovery and debate on controversial subjects often must happen at the meeting. This is probably the intent of the law; to make sure there is open and public debate with other owners present.

When you come to a board meeting you will often see the give and take process that is required in any legislative body. While it is not always beautiful and smooth, it seems generally to work here at the Summit. As long as this debate is done civilly with the focus on what is best for the Summit, we will always find a way to get our business done.

Learning at Board Meetings

We keep trying to make the Board meetings more useful. We had several informational presentations by outside speakers at the April board meeting to get the board and owners up-to-speed.

- A pool company talked about the advantages of the salt chlorination process
- A designer showed a possible lobby design idea
- A vendor covered more details on the installation of the VFD (Variable Frequency Drive) that is being installed to reduce our common electric bill, (more about the VFD project available in the 11/2012, 1/2013 and 2/2013 Observers.)

Everyone attending got an opportunity to speak on each subject! Many suggestions and some concerns were raised and presented. (The more minds we can get working on a problem the better.) Unfortunately, a very few speakers seemed to find it very difficult to stay focused on the discussion of the ideas without getting uncivil enough to make some of the audience uncomfortable. Hopefully, as we get used to more presentations like these, we will see less and less of this type of behavior.

Still, the experiment was successful because the feedback was valuable. We thank all those who were willing to stand up and give us their ideas.

"My grandmother is 90 and still doesn't need glasses. She drinks right out of the bottle." – Henny Youngman

Salt Chlorination

At the April board meeting a pool company told us that for around \$13,000 we could convert both pools to the salt chlorination process. This process uses electricity to make the chlorine needed, resulting they said, in less of the chemical impurities that come from using manufactured chlorine. They indicated that the water in salt chlorination pools feels softer, tends to burn eyes less and cause less bleaching of hair and bathing suits. They said people installing new pools are largely picking this new process which allows them to reduce the handling and storing of corrosive chlorine.

These are not the salt water pools we might remember. The water has only has about 1/10 the salt of the ocean. The salt is only there to allow the salt chlorination process to work.



The only progress on the Mirador lot just north of us is a fence.

And Now the Lobby

Our lobbies have empty two-story walls and old furniture. This is not the way we should greet our guests.

A designer who had done some impressive work in one of our units came to the interior committee's attention. The designer developed a nature inspired backlit Murano glass and tile idea for the walls. A very preliminary drawing was shown at the April board meeting. There were lots of comments offered, pro and con. In light of the feedback the effort is literally going back to the drawing board.

Putting A-closets to Good Use – Dennis Smith

For years the "a-closets", in the elevator lobbies, have been underutilized. They filled up because of over 30 years of lax control. Space is valuable in a condo and it should be used well.

For many months the ownership of material stored in these rooms has been investigated and rooms have been emptied. It is a painful and slow process, but we now can at least see the end zone.

Given this, an A-Room Committee of owners has been formed to investigate the best use of these rooms. One option is to make these, or parts of these spaces, available for rental by owners. If we go that path, the rent collected would go toward reducing our maintenance payments. Of course that means the more we charge, the more we reduce our fees.

The Committee is working to develop some potential procedures for consideration by the board. If you are interested, please look for more information in the next Observer. To be fair to those away from the Summit, we plan to give owners plenty of warning before they are given out.

Up to a decade ago Observers were composed on this machine by Irv Rosencranz. It was difficult to use and maintain. Now the smallest laptop does the job easier, cheaper and better. The machine was recently discovered in one of our A-rooms.



Tech Help

The Taffets and Narons (Celestine, Greg, Laura & Steve) take turns being in the SE card room to answer laptop, tablet, e-reader and smart phone questions Wednesday at 7:30pm. Come and try to stump us. We also welcome more techies to help.



A/C or Mold – Your Choice

At the April board meeting, an owner said he could see a possible problem with the VFD (Variable Frequency Drive), when he turns his A/C on when he visits the Summit. There was silence in the room as people looked at each other like they were saying, "He turns off his A/C when he goes away!"

BAD IDEA! You need your A/C on and working, especially if you are away. This is Florida, humidity, warmth and mold are in the air. We depend on our A/C to dehumidify our apartments.

A/C can fail for many reasons. It has moving parts, it has a thermostat with a battery, it needs filter replacements, it needs looking after. Even if you try your best, it could still fail just while you are away for weeks or months. You need an apartment watcher to check. It is a good idea also to have a maintenance contract so that your apartment watcher can get your A/C going again with one call. See information on maintenance contracts on MySummit.org.

Think you need more storage?
"A house is just a place to keep stuff, while you go out and get more stuff." – George Carlin

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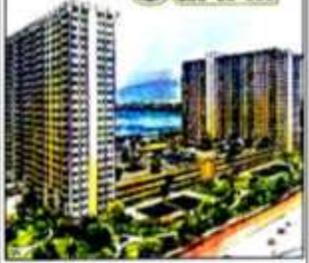
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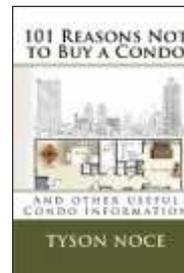


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New on MySummit.org

Since the last Observer was published we have

- updated the aFAQ (answer to Frequently Asked Questions) on **unit insurance**
- added an aFAQ about dealing with **smells** at the Summit
- Posted an updated **Rules & Regulations** manual
- Posted the updated **Contractor Listing**

If you are not quite internet savvy, you can ask the office for a paper copy (*remember those?*) of any of these.

What about Smells?

(*This is an abbreviated version of the aFAQ about Smells available on MySummit.org.*)

The “hit parade” of calls to the office include: water leaks, parking in wrong spaces, noises, and smells. One of the potential disadvantages of living in a multi-dwelling building is getting to share smells. Unpleasant odors affect our quality of life. Fortunately, the Summit has little of those regular odors you find in some less well maintained buildings. Still, residents may occasionally face some situations.

1. Is it coming from the hallway?

Improve the weather-stripping your doors to reduce the movement of air from the hallways. If the smell lasts for a while or gives you any other reason for concern, please report it the office.

2. Is it REALLY foul and coming from a wall near a bathroom?

Call the office and have our Maintenance staff check. In a 30+ year old building with thousands of pipes, sometimes a pipe or joint can get a pinhole that could cause the problem.

3. Smoking:

At the Summit smoking is not allowed in any common spaces other than the two identified smoking areas on the pool deck. If you do smoke in your unit you might help reduce the second hand smoke you send to your neighbors by properly weather-stripping all your doors. Still the smell can still travel between units so please be sensitive to your neighbors.

4. Service Animal related smells:

Please report the problem to the office. All residents are responsible for damage done to common areas, including that done by contractors, guests, renters, and service animals.

5. Burnt Food:

It is not uncommon for residents to forget they left eggs (or other stuff) cooking on the stove. After the water boils away, the resulting smoke can fill the hallway and the smell can last for days. To help prevent this please get a loud egg timer.



The Disadvantages of Condos

Take a look at “101 Reasons Not to Buy a Condo” by Tyson Noce. It is quite true and funny (and maybe sad) at the same time. Although the Summit avoids many of these problems, others are just part of community living. Still, Tyson ends the book with a list of good reasons why you might still want to buy a condo. None of us will have trouble recognizing the problems and advantages he covers.

On the other hand, at the beginning of the winter an owner expressed massive relief in returning from up north because of the eleven yappy dogs that one of his northern neighbors keeps. The neighbor and local noise ordinances were of no help. They could not use their backyard and were going crazy from the constant noise. Up north, they had no business office to complain to.

“The reason I talk to myself is because I’m the only one whose answers I will accept.” – George Carlin

Green Hollywood

How did we get so lucky? Hollywood is rich in parks along the shore and Intracoastal. Elsewhere in SE Florida you do not see this percentage of public green areas on the water where you can rent a kayak, ride a bike, or just walk on the extensive nature trails. Elsewhere you typically see much of this type of land overdeveloped, fenced and private.

Turns out three things had to happen to make us “lucky”. Joseph Young, the founder of Hollywood dedicated himself (unlike a lot of Florida land developers) to laying out lakes and public areas in the first half of the 1920s. Then just when large sections were about to be developed for housing, a massive hurricane in 1926 stopped (and reversed) Hollywood’s growth. Finally, in the early 1950’s, some Hollywood City councilmen went to the state (maybe without the mayor’s permission) and offered to sell a large piece of land to the state as a permanent park.

The result is the large beautiful green areas that are mostly west of the Intracoastal from Johnson Street to north of Dania Boulevard. So now we have



an amazing collection of parks that are an easy bike ride away including West Lake, Anne Kolb Nature Center, Hollywood North Beach, Holland and Lloyd Parks. Get out and enjoy!

BINGO!



Who would have thought that Bingo would be the NEW THING at the Summit? It was organized by Monica Domas and took off with large crowds. Even as the off season started in mid-April two long tables in the south lounge were filled by avid Bingo fans. Calls of B11, N36, etc. filled the space for almost two hours.

Monica got help from Ruth Carruthers, and Ruth Anne Mell. The program was wonderfully run. Everyone stayed focused on his and her cards and there was a lot of excitement. It looks like Bingo may be over for the season, but watch the miniObservers, you never know. It only takes one organized volunteer to make it happen.

"I don't feel old. I don't feel anything until noon and then it's time for a nap." – Bob Hope

Noise Happens

What follows is a redacted version of a section of a security report. When our Security staff lets you know about a problem, you should thank them, not abuse them.



"3/xx/2013 At approximately 2030 the Security Officer on duty in the garage was contacted by 'Lower Unit' about a lot of noise coming from the unit above. Security made contact with 'Lower Unit' who stated this has been an ongoing issue. Security made contact with 'Upper Unit'. Security advised 'Upper Unit' about the noise. 'Upper Unit' became very angry and abusive towards Security and felt they were being harassed."

If you are in the lower unit, recognize that you are in a high rise and noise happens. Sometimes inviting "Upper Unit" to cheese and wine is the best solution. Normally one does not want to irritate friends.

If you are "Upper Unit" do not be paranoid. Security is really not out to get you. It's not all about you. Be a good neighbor and consider putting down some rugs.

Join us at 5:30pm Monday BYOB outside the Café
Wine a little ... You'll feel Better

The "Sports Extravaganza Social Party" -- a terrific evening on April 16, 2013, George Lubeck

Initially under beautiful sunshine, and finishing with brilliant moon lit sky, the 1st annual get together of Summit athletes who have played (or watched!) the various sports available on our campus, was a huge success!

The many tables set up outside the Café at poolside were filled to capacity with our men and women players (and their guests) from bocce, golf, tennis, swimming, shuffleboard, bikers, joggers, walkers, etc., etc.

Food buffet tables – loaded with delicious assortments of finger food, appetizers, party sandwiches, chicken and whatever – brought to the party by those who attended, were simply amazing .. and delicious also!

Prizes and awards – in the various sports were presented and the appreciative recipients mostly limited their

acceptance remarks to under a half-hour each ... just kidding (sorry Irv Saul and Joe Garbis)



The mode of the evening was a festive one (it was a BYOB party) and the usual warm spirit and camaraderie of the Summit residents was on high display!



A special thanks to Maria and Ron Argenzio for their leadership and to the entire committee for planning such a pleasant and unique evening!



Social Committee – Joe Garbis

With the very successful Bye Bye birdie BBQ on April 12th, the last function of the winter season has been completed. Many residents, all volunteers, have been involved. Freddie D’Ottavio, my co-chairman, and I would like to thank and name them:

Maria & Ron Arenzio, Vito Barone, Elaine Bender, Ruth Carruthers, Keith Dewbury, Monica Domas, Julie D’ottavio, Nancy Fuller, Marsha Greenberg, Connie and Frank Irwin, Roz Katz, Lisa Levine, Jody Lahn, Renee Lewis, Joanne & Bruce Shaver, Laura & Steve Naron, Ruth Ann Nell, Mary Ann Reisler, Denise Smith, Susan Spiro, and Betty Thorton.

It is very gratifying that all of you have donated your time and energy for the benefit of all Summit residents. Thanks again.

We are meeting on Tuesday, May 7 to fine tune the rest of the year, which will include celebrations for Memorial Day, July 4th, Labor Day, community breakfasts, welcome back snow birds, Halloween, bingo, Movies, New Year’s Eve and probably more. Join us and bring your ideas!

We are working hard for your pleasure; take advantage. We would love to see you at our events.

The Bocce Babes hold weekly north vs. south competition. Here we see the victorious North Tower team celebrating.



“My wife dresses to kill. She cooks the same way.”

Remaining Cable TV problems

Our present bulk TV contract ends in January, 2014. This will hopefully end seven years of less than perfect service. (We are being kind.) Fortunately, services got 80% better after February, 2012 when OpticalTel came in to run the existing facilities for the remaining months of the existing contract. We now have much more reliable TV, internet, call center and in-unit service. For this we thank OpticalTel.

Unfortunately, we still have problems. Primarily, we sometimes do not get a reliable HD signal on some channels. Our remaining problems seem related to the poor telecom infrastructure in both our common areas and units that was installed by the original vendor. The management of OpticalTel has stated that this poor infrastructure has severely limited their ability to provide the service level they would like. For this reason they have offered to replace the old common area cable infrastructure with optical fiber at no cost to us if we choose to make them our new bulk TV vendor.

The Telecom Committee

Over the last year, the Telecom Committee, under the leadership of Greg Taffet, has had meetings with over a dozen vendors. Many have been eliminated from consideration because of their non-competitive offerings or terrible reputations. In May we hope to get the final contract offers by the remaining viable vendors so the board can study the pros and cons. As part of this decision process, we plan to have an open board meeting to allow the viable vendors to explain their offers to the owners, including the entire board.

Hollywood Rotary 56th Annual Auction

Want to meet people who live outside our walls and believe in helping others while having have a great time? You might get some great bargains; you will have some good food and fun. On May 9, 10 & 11 join hundreds at an exciting charity auction that supports dozens of local youth programs. At least 2000 items will be auctioned!

Thursday & Friday 7-11pm and Saturday 5pm until everything is sold. 2349 Taylor Street, (954)921-4500.

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Grandma's Closet to the Rescue

Have a grandchild visiting? Laura and Steve Naron borrowed an infant chair, a stroller and portable crib for the four days of the visit of their first grandson (two-months old and terribly cute). The advantages:



- Nice selection, like-new
- Price is right -- \$0
- You do not have to store the equipment afterwards!

If you have any like-new baby equipment to donate to Grandma's closet, need to borrow any, or have any questions, reach out to the office.

Change for the Better?

Two long-term local restaurants have been replaced. The replacements are pretty good and definitely worth trying.

The local Quarterdeck chain has taken over the restaurant on the Dania Beach Pier. The food is a definite improvement and the view is just as good as ever. Even off season it can be crowded and they do not take reservations. Still, it is worth the wait. If you think you will be coming back, ask the waiter for one of their loyalty cards for an ongoing discount. Tuesday and Thursday they offer a lobster dinner for \$13.95.

After all these years, Oceans 11 is gone from its porch overlooking the north Broadwalk. Several of us knew the owners and you could always get a good meal there. But it hard to argue with the fact that the replacement, Bistro Bon Marche, has already been ranked as the most popular Broadwalk restaurant in one of the on-line travel services. Try their scallops appetizer.



A going away party was thrown for Amy Grant. She was always there at the Café ready to do whatever we needed. She grew up with Patti and they worked together for years. She left because her family is moving to Tennessee. We are sad to see her go. She was a friend to many of us.

You can't change a man ... unless he's in diapers.



(South Court - Before)



(South Court - After)

Our tennis courts have been re-leveled and resurfaced. Light poles have been moved off court.

Shocking

A massive line of thunderstorms, which set off the tornado warnings on our weather radios, gave us a direct lightening hit that took our FOB system out at around 5:30pm on Saturday, April 20. Despite this happening on a weekend, residents and our Security staff moved relatively smoothly to a manual set of access procedures during the next few days while the system was being fixed. By Friday the last parts of the system were repaired.



Almost everyone was flexible in dealing with this emergency. This demonstration of cooperation was a good sign for the upcoming Hurricane Season.

Looking Good on the Pool Deck

The wear and tear of being exposed to the elements on the shore is tough. Our pool deck furniture, exposed 7/24, eventually shows it. Art Fishman has been touching up the metal on the chairs that show signs of wear and rust. He uses a very specialized paint that is difficult to get and takes a long time to order. This process gives our existing furniture a new lease on life.

We thank Art for caring enough about how our place looks. It really is the thousand and one such things that need to get done at the Summit on a regular basis to make us comfortable (and even proud) when we have guests. We see residents picking up paper blowing on the pool deck. It's all part of feeling ownership for our home.

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Summit Team Spirit is the Best!!!!

For the second year, the

Summit Strikers attended a Bowl-a-Thon held in Davie to support the Broward County Boys and Girls Club. With renewed enthusiasm and with a clear purpose, our team of Ron and Maria Argenzio, Bea Burg, Jodie Lahn, Susan Spiro and Denise Smith bowled even better than last year.

It was unfortunate that so many of the pins got stuck and prevented our team from scoring as many strikes and spares as we should have, but we still managed to do very well!!! Jodie scored two strikes in a row. Everyone had some spares. And after every frame, we supported each other with cheers, dances, and other foolery. And when it was time for the awards to be given, it was no contest. The announcement for Team with the Most Spirit caused our neighboring lane partners to point at us!! The room was in an uproar as the announcer called our name --Summit Strikers- Team Spirit award.

Our trophy is in the office for now, awaiting its proper resting place. Maybe it is time for the Summit to build a trophy case -- we plan to bring home another trophy next year. So make it a big one!!

that need regular watering to survive in our windy beach microclimate. If you notice that it is not working, please report this to the office. This is a special concern as we start planting some of the summer flowers.

We are researching the best hedge screens for the tennis courts and for the fence interior perimeter. We have also started looking into the new sprinkler system technologies that monitors moisture and waters only as necessary.

The growing season is not over. The plants are still growing and still need tending. Most of the committee has left for the summer already. We always need and welcome new members. Even 5 year old Isabella has been a big help. Just look for me on the pool deck on Sundays at 10:00. I'm the dirty one with the big shovel and a floppy hat.



Curb Appeal: The difference the committee made outside the south entrance.

Landscaping Committee – Laura Naron

When I think of landscaping at the Summit, I think of all the friends I have made, all the plants we have planted and tended, including the flowers and herbs. People thank me, but you really need to thank all the committee members that you see, Charlotte Cohen, Monica Domas, Kwit Pshyk, Claude Salavain, Joanne Shaver, Eva Strehan and Ed Weinburg. Special thanks to Celestine Taffet, who carries the big shovel when I am not there. We also have many people that I call our "secret gardeners." Some just water one plant that they have gotten attached to, while others have an area they tend. Sometimes I find a surprise new plant in the garden which is always welcome. We take care of the flowers on the pool deck, the herb garden and the orchids in the trees.

Celestine and I tried to solve the problem of over-picking in the herb garden by placing baskets over some of the plants to give them a chance to spread their roots. We will rotate these so please respect our effort to let a plant grow.

The sprinkler system is getting a bit old and cranky. This is a particular problem with new plants

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Summit Hadassah News – Nina Nissenfeld

Let's recap some of the high points of the wonderful Hadassah year:

- In October, Renee Lewis, our president, brought back from the Hadassah convention in Israel accounts of the new state-of-the-art Hadassah Hospital in Ein Kerem in Jerusalem. We learned how our contributions have gone to Women's and Children's services at the hospital.
- In November, the membership pot luck organized by Phillis Finston, was a huge success. Every home cooked dish was a favorite family recipe.
- In December, the Hanukah Party included a terrific catered dinner and entertainment. Proceeds went to the Hadassah College.
- In January, the Card and Mah Jong Party and catered lunch was wonderful, as always.
- In February, Evelyn Kraut hosted the Purim Spiel (play) that showed off the creative, dramatic and language skills of our members and friends.
- We also had the 1st Thursday book talks every month. In February, Author Steven Vajda spoke about his book, "Golden Bracelets, Common Threads," about the inquisition and settlement in Brazil. In March, our neighbor, Steven Mukamal, offered us insights into contemporary issues.

As a tradition or "minhag", at every meeting we light candles for special events on the Simcha Cake baked by Pearl Milestone. Every event provided us an opportunity to fulfill the "mitzvah" and donate. All these make this such a warm community.

As we wrap up our year, May 2, Evelyn Kraut will review Chaim Potok's book, "The Gift of Asher Lev," now a play running in NYC. The final meeting on May 23 will be a Tea Party. Plan to wear your finest hat and gloves.



Watch the bulletin board in September for our new year's event calendar. Becoming an active member is so rewarding!

Rumor Fact Checking

It is important for all owners to have the correct facts in order to be effectively participate in the decision process at the Summit. Unlike most rumors, we know where this one started.

A claim was made at the April board meeting that one of our vendors, Service America, was

responsible for our failed projects. This is incorrect. It is true that a few of the dozens of projects done by outside vendors over the last few boards and several years have had real problems. The most significant ones were:

- The A/C and water heater disconnect switches
- Generator replacements
- The east pool resurfacing

We have been compensated in the first case and have sued in last two. We currently do no business with any of the vendors associated. None of these projects were connected with Service America. No company associated with them has become part of Service America, as claimed.

Of course, what is said cannot be unsaid and a room full of people heard this. The claim implied that the board has approved contracts with a vendor who we cannot trust and who has "done us wrong" in the past. Some of the more sensitive board members might take this as an insult to their intelligence. Running a condo is hard enough without going back to bad vendors.

It's tough on a woman who wants to make a success in business. She doesn't have a wife to advise her.

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Our guests now know quicker that they came to the wrong building.

End of Year Financial Statement

Any owner can make a written request for the Summit Towers 2012 end of year package of financial statements audited by Gerstle, Rosen and Goldenberg, PA. Although each financial statement tells a story, you might look at the variances on the supplementary "Statement of Operating Revenue and Expenses Budget Comparison" which show how close we got on each major general ledger account of the budget.

In general the real world tracked the budget estimates pretty well, but ...

- While the total cost of all utilities had little variance, within that category we continued to see our spending on water go up and electric and natural gas go down at an even greater rate than predicted in the budget. We continued to find ways to save significant electricity by installing newer lighting technologies. The VFD project should dramatically further decrease electric use.
- Maintenance contributed to the single largest variance. Mid-year mistakes by the 1st cooling tower maintenance vendor and 1st east pool company threw off the budget prediction. (We no longer use either company.) Less surprisingly, we are also finding that maintenance projects put off in previous years are starting to become much more costly.

These effects were recognized in time for the 2013 budget. See previous Observer articles about the 2013 budget for more insight (9/2012 p4-5 and 1/2013 p6)



As the snowbirds leave, we noticed something missing from one corner of the garage.

Kids answer "Why are Grandparents good?"

- *When they read to us they don't skip.*
- *They answer questions like "how come dogs chase cats?"*
- *Because they are adults that like to spend time with you*

Classified \$10 for 3 lines for residents only, Get check made out to 'The Summit Association' and message to office.

WANTED: STORAGE BIN - Not using your storage bin and would like to rent it out? Please contact: Brenda Frank 954.296-5950 or brenda@hollywoodbytheseafl.com.

Got a Car?

For all the rules about parking at the Summit, see our updated Parking aFAQ (answers to Frequently Asked Questions) on MySummit.org. Frankly, it is just too boring a subject to waste space here in the Observer.

*Wherever you go there you are.
Of course, your luggage is another story.*

From the Editor -- Steve Naron

Since so much time at the April board meeting was spent communicating what is going on using outside speakers, we thought it appropriate to cover some of the issues raised for the benefit of those who did not attend. Let us know if this is helpful.

For the first time, we put in an article in the Observer that first appeared on MySummit.org. The article about smells is summarized in this issue, so it is still worth going out to MySummit.org to read the more detailed original. Since during the off season our Observers only come out every two months, we want to put information out faster than the Observer's publication schedule allows.

For the 50%+ of those of you not at the Summit during the summer, let us know what subjects you want to have covered. We like to think the Observer and MySummit.org can reduce the surprise when you get back in the fall and help keep you feeling a part of the community while you are away.

Please let me know if we have any budding (or experienced) journalists or webmasters that would like to help get information out to our community. I think you will find a real pleasure in discovering and sharing the information that helps your neighbors participate in the life of our community.

All articles, event info, photos and ads must arrive by June 27th to make it into the July/August 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: May 16, June 13, July 18, August 8, September 26, October 24, November 14, and December 19. All meetings 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 Broadwalk, 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, bocce and horseshoe 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

May, 2013

As of May 3, 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 7:30 Tech Help	2 1 Hadassah Book Talk 5p Café dinner	3 9:30 Exercise Class	4
5 Cinco de Mayo 10 Landscaping Com. 	6 Café closed 9:30 Exercise Class 5:30 BYOB	7 11 Social Comm. Meet., n.lounge 7:30 movie & popcorn	8 9:30 Exercise Class 7:30 Tech Help	9 5p Café dinner 7p Rotary Auction	10 9:30 Exercise Class 7p Rotary Auction	11 5p Rotary Auction 2349 Taylor St. 954.921.4500
12 Mother's Day 10 Landscaping Com Special Café Menu	13 Café closed 9:30 Exercise Class	14 7:30 movie & popcorn	15 9:30 Exercise Class 10 Neighborhood Breakfast, Café 7:30 Tech Help	16 5p Café dinner 7 Board Meeting	17 9:30 Exercise Class	18
19 10 Landscaping Com.	20 Café closed 9:30 Exercise Class 5:30 BYOB	21 7:30 movie & popcorn	22 9:30 Exercise Class 7:30 Tech Help	23 1 Final Hadassah Meeting 5 Café dinner	24 9:30 Exercise Class	25
26 10 Landscaping Com.	27 Memorial Day Office closed 9:30 Exercise Class Special Café Menu	28 7:30 movie & popcorn	29 9:30 Exercise Class 7:30 Tech Help	28 5 Café dinner	29 9:30 Exercise Class	30

To Do's

- Prepare for Hurricane Season – read the Summit Hurricane Preparation Manual
- 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
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.