

A volunteer effort of the Summit Observer Committee

Hurricane Season June 1 – November 30

See mysummit.org/Hurricanes.html

Hurricanes are dangerous – Prepare NOW

- Read Summit Preparation Guide available on mysummit.org & in office
- Prepare to close shutters & clear balcony for incoming tropical storm – make sure your shutters work and that you can move furniture
- Prepare for possibility of compulsory evacuation – prepare grab pack and plan communications



Turtle Nesting Season March 1- October 31

Hollywood can fine up to \$500 for bright lights seen from beach.

Lights might interfere with turtle nesting.

Help our turtles & avoid fine:

- Leave balcony light off
- Cover windows
- No light fixtures near windows



Calendar -- See bulletin boards for details

March 1–Oct.31 Turtle Nesting Season

June 1–Nov.30 – Hurricane Season

July 1 – 3rd quarter maintenance fees due

July 4 – Independence Day Party

July 20 – Board Meeting

August 17 – Board Meeting

September 5 – Labor Day Party

From the President – Dr. Jeff Spiro

I hope everyone is enjoying the summer. We, who stay here at the Summit in the summer, know how wonderful it is. Want proof? Ask the 150+ people who attended our July 4th BBQ on the pool deck and then saw awesome fireworks displays.

Many of you are aware that the association provides a handyman service. If you have a job that does not require a permit, and does not require a licensed worker (i.e. electrician, plumber, etc.) then you can contact the office for a free quote on the job. Our fee is \$20 per half-hour plus parts and materials. If you decide that you want the building to do the work, we will begin within 24 hours after we have parts and materials needed. The same people who keep our building in such good repair will be the people who will work on your unit.

So enjoy the summer, the warm ocean temperatures and the many activities that continue to make living at the Summit special.

Great 4th !



Over 150 people reserved their place at our annual pool deck Independence Day party. Despite the numbers, a wonderful job was done by Mary Ann Reisler and many volunteers accommodating them and Rocco's staff serving them. Dennis DeMartino really got them dancing.



To the west we saw fireworks shows from cities and towns and businesses like Gulf Stream. At 9pm Hollywood put on what maybe their best fireworks ever on the beach.

Then we saw stand-still traffic for hours as people tried to leave the island. It was a bit more convenient for us. It is really great that we live at the Summit!



IN CASE OF EMERGENCY

Call 911 and then a front desk or garage security to coordinate support. Garage Gate 954.923.6641
North Front Desk 954.925.3336
South Front Desk 954.925.1270

Please send articles, ideas and feedback to Summit.Observer@gmail.com or office's Observer mailbox. Join the Observer Committee to support the Observer, MySummit.org, event calendars and community TV channels. See MySummit.org/ad.pdf to advertise. Editor – Steve Naron

Board term ends 17-1/2017 18-1/2018

President: Dr. Jeff Spiro¹⁸ Vice-President: Armando Sera¹⁸
Treasurer: Mary Ann Reisler¹⁸ Secretary: Steven Naron¹⁸
Ruben Alonso¹⁷, Vito Barone¹⁸, William Share¹⁷,
Henry Tishman¹⁷, William Villaverde¹⁷,

2016 Committee Chairs & Group Coordinators

Engineering: Armando Sera Grievance: Jack Cohen
Public Safety: Pearl Milestone Observer: Steve Naron
Social: Mary Ann Reisler Technology: Greg Taffet
Rules & Regulations: Jeff Spiro Library: Joe Bennett
Movie Night: John Carruthers Grandma's Closet: Susan Spiro
Treasures & Trash: Nancy Fuller Gardening: Laura Naron
Welcoming: Elaine Bender

including the most high definition video streaming service. Note that for those using the internet through WiFi, the actual speed seen is limited by the speed of their router.

OpticalTel announced they had replaced equipment in the TV distribution system to reduce some of causes of the short TV outages we have been having. The new equipment will also allow them to know remotely if the TV service is being delivered successfully up to the ONT (Optical Network Terminal) outside each of our units. This will not solve all problems, such as issues with our old coax wiring and TV boxes inside apartments, so continue to reach out to their call center if you have problems.

Finally, they are working on a solution to provide us with the ability to watch DVR saved programs on multiple TVs in a unit. If their early beta roll-out is successful, they see general distribution of these new (IPTV) boxes starting in very early 2017. The new solution would have six tuners, up from the present two. As part of this solution OpticalTel would replace our old DVRs. There will be a means for copying existing recordings from the old DVR to the new system. Until this new technology is available, OpticalTel continues to replace any failing HD boxes and DVRs.

They reported that now over 80% of our residents are subscribing to their internet service. Many of the snowbirds are taking advantage of the no cost option to turn off the service for those months that they are away.

OpticalTel asked residents to call them if they are having problems so that they can track and fix them. Some residents who mentioned issues at the meeting had not yet bothered calling OpticalTel to give them a chance to fix them.

Check out channel 101 for videos on getting the most out of the TV service, such as how to use all the important features of the remote.

Still want to add internet or telephone wiring? OpticalTel can get it installed a lot faster now before they get busy again during the winter season.

No Smoking Outside on Our Property

Smoking is not allowed anywhere in our common areas inside or outside of our buildings except for near the south contractor entrance and two designated locations with ash trays in the NW and SE corner of the pool deck. So ... smoking near our north and south entrances, as we have observed, is not allowed.



Owners please let your guests and renters know.

Better Internet & TV from OpticalTel

On May 19, OpticalTel's president and managers participated in an open meeting of the Technology Committee. Although the meeting was well advertised, and we all use their services, less than 20 residents showed up. Does this indicate that almost everyone else is happy? During the meeting OpticalTel answered our questions and concerns and then used the meeting to announce some good news.

The most significant news is a large improvement in the speed we get with the basic internet service for \$25.95/month. At that price when our contract started, we were getting 10mpbs and now we get 25mpbs. This should be fast enough for nearly all uses,

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Planning to Modify Your Unit?



Because the Summit Towers is a condominium, owners are responsible for the regular maintenance and any optional modifications they make in their units. Because we live close together, work in one unit often affects other units. During and after poorly done projects, we regularly have plumbing, sound proofing, electrical and structural damage to nearby units. Owners need to closely supervise their contractors and projects since they are fully responsible and risk large fines and unlimited liability if they don't.

The Association tries to help owners minimize the risks with a set of rules and procedures. Any owner planning work in the unit that could affect walls, floors, ceilings, electricity, A/C, built-in appliances or plumbing, or in any way might affect the existing safety facilities (alarm speakers, water leak detectors, etc.) needs to first:

1. Fill out the **Architectural Modification Application Form**, which, among other things assures that licensed, insured contractors are being used and that proper city paperwork has been acquired
2. Get **prior approval from the Association**
3. Leave appropriate refundable deposits in the office (for use of the freight elevator, etc.)
4. Make sure their contractors understand (and follow) all rules, such as, limit on work hours, protection of common areas, proper disposal of construction materials, delivery rules, insurance and permits.

Note that these steps need to be taken even if, as some owners have claimed, the contractors doing the work are just friends. "Just friends" seems to be the name of a contracting firm that breaks more rules and causes more damage at the Summit than any other.



The Bass Pro Shop, just west of I-95 off of Griffin, is a fun shopping experience. It's the perfect place to pick up sun protection clothes, fishing gear and a thousand other

outdoor items. The Islamorada Fish Company Restaurant, located there, is well worth a stop.

Share Your Good Apartment Ideas

Over the years many of us have found ways to improve our apartments. Why not share some of the ideas that we find work well in our units by sending your ideas to summit.observer@gmail.com? Let us know if you are interested in organizing an apartment open house tour.

While south facing units are bright and very popular, occasionally the glare can get a bit much. Some of us find verticals blinds with tiny pin holes provide the right mix of visibility, privacy and glare control. They also protect the turtles from our light.

The two-bedroom 'Shore' apartment design, our most common layout, comes with two master bedrooms and bathrooms. To allow privacy to one bedroom when guests use its bathroom, some have added French or sliding doors.

Share your ideas.



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Good news! We understand that we will not need to empty and then replant the planters on the pool deck as part of the pool deck replacement project as originally thought.



The tennis club finished their season with their annual party. This is a tradition that is decades old at the Summit. Good friends share the north court with a round robin most days starting at 9am. Join them.



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Calling All Foodies

Going to the Broward Center for the Performing Arts? Try to get a reservation at Marti's in the same complex for excellent and very convenient fixed-price pre-theater meals. For popular evenings this place can be completely booked almost as soon as the new season schedule is announced.



A great source for useful reviews of local restaurants is "Check, Please! South Florida" on PBS, cable box channel two or checkpleasefl.com.

Practice Public Speaking with Friends

Public speaking can be fun with a little practice. You can get over the fear that many feel through Toastmasters International. Toastmasters has served over four million people, and today the organization serves over 332,000 members in 135 countries, through its over 15,400 member clubs.



Our closest club meets next door at the Hollywood Beach Community Center almost every Thursday at noon. Try it. No more excuses!

They are Not Snow Birds –

Audrey Lubell

They were a bit late this year, and I thought they weren't coming. But suddenly a little straw appeared on the same window shutter where they had nested during the past two years.



For some reason, inexplicable to me, they abandoned this, and moved to the other window in the room. There the new nest was built, even though the available space was much smaller.

Four blue speckled eggs were laid in this tiny space and after a long gestation period with mother bird faithfully sitting on the nest, they hatched.

The baby birds could be seen at the bottom of the nest, except when their food arrived in the beaks of their parents. Then, the babies stretched up with open beaks to receive it.

One morning, it seemed that an adult bird was trying to enlarge the nest by pulling straw out of the edge.

It looks like only two babies have survived the very crowded nest. We'll watch as they develop feathers and fly away.

Watch this space next year and see if they reappear!

Nobody Deserves to Be Abused

Material taken from a Memorial Health System poster

Take action. Don't let abuse go untreated.

No matter what he/she says, the abuse is not your fault. Victims of abuse and violence can be of any age. Report all abuse as soon as it happens, including: child abuse or neglect, elderly abuse or abuse of a disabled adult, or death of a child/disabled adult or elderly person

- Department of Children & Families 800.962.2873
- Domestic Violence Hotline 800.800.1119
- Women in Distress 954.761.1133
- Sexual Assault Treatment Center 954.761.7273

Updating the Pool/Billiard Room, Finally --



Steven Harshman, LCAM, CMCA

Many of the common areas and amenities have been updated, thanks to the hard work of your community volunteers and the Board of the Summit Towers. I

am excited to announce, the beginning of the renovation of the so-called Pool Room, which is more accurately named The Billiard Room.

The plan is to create an area that not only is used for the enjoyment of the game of billiards but also to enjoy your favorite sports team or sporting event. Thanks to Opticaltel for providing the TV Sports Package free of charge for this room. These sporting events will be enjoyed on a 60 inch, 1080 High Definition, LED TV. The TV's will be limited to sporting channels and events to prevent Sponge Bob Square Pants from being watched. In addition to the TV's, the room will receive new sheet rock, paint on the walls and new ceiling tiles. In the next stage of the renovation, we are planning new laminate flooring and a bar area.

This room, for those of you that enjoy a good billiard game or sporting event, should become one of your favorite areas at the Summit Towers. This project is scheduled to be complete before football season this year. I look forward to seeing and hearing about enjoyment of this room.



My Big Fat Greek Restaurant, about a mile east of I95 on Griffin, has really great Greek food and, sometimes, a belly dancer.

New Annuals on Beach Walk



Turtle nest near the Summit. They are showing up, so we must be watching our lights.

Because it is exposed to the elements, the materials that make up the surface of the Bocce court should be updated annually. This repair has just been completed. Watch for the new scoreboard which has arrived and will be installed shortly.



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Get Outdoors Early

No one wants to be out in the middle of the day with our summer sun, including the birds. To maximize your chance of seeing wildlife at Ann Kolb, get out early. The view from its boardwalk and tower is breathtaking.



This is a good idea for the ocean too. But, anytime of the day you pretty much have the beach to yourself.



Except ... for the camp being run again this year by our lifeguards just south of the Summit's beach.

Water Bugs Have Saved Us!

Every month the water alarms in our closets alert us to numerous leaks in A/C closets due to problems with pipes and water heaters. Unfortunately in one case in June, the leak was only detected by a thoroughly soaked hallway rug. A resident had hung the water bug on beach chairs they had stored in the A/C closet. I'd like to use the word stupid, but shouldn't.

Please:

1. Do not store anything in an A/C closet except an extra air filter. (It's a rule required by the Hollywood Fire Marshal.)
2. Make sure your water bug is on the ground
3. If there is any external rust or wear on your hot water heater, it is well past time to replace it.
4. If you are away for an extended time, turn off your unit's water (in the A/C closet) and hot water heater (at the fuse box.)
5. Make sure the office has up-to-date keys to your unit and A/C closet. The office uses an electronic key control system to help protect our security.



Miami is one of the world's biggest tourist attractions. Take advantage of it. Try the relatively new Perez Museum (above) and see the many improvements that have been made between the Arsht Center and the American Airlines Arena.

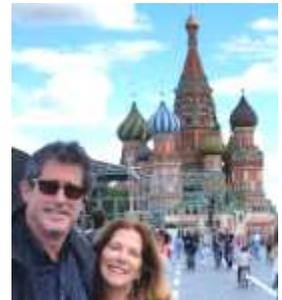


Hollywood Police and Fire Rescue and Beach Safety on May 17 showed impressive preparedness at their annual Public Safety Open House. Here a SWAT team repels from a helicopter during a mock hostage rescue drill. This event was advertised on our mailroom bulletin boards.



Tired of the 'same old, same old' from the chain grocery stores? Try the World Market & Café, 1328 S Federal Hwy. For the editor and Laura, who just got back from Russia, it was like a continuation of

the tour. It beats 12-hour flights to replace the candies and pastries they learned to love during their trip.



We've hired Joseph Moise as a rover to our security team. When you see Joseph, be sure to welcome him to our Summit Family.

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Bicycles Storage at Summit

We have replaced the daytime bike stand outside. It blends into our landscaping much better and, hopefully this one won't rust.



In July we are opening our new reserved space bike room. (\$30/space, \$55 for two) A few more spaces are available. Contact the office if interested.

Bikes with expired 2015 tags have been removed from the existing four free bike rooms. They will be stored until the end of 2016 and then, if not retrieved by their owners, given to a local children's charity. In the past we have tried to make these bikes available to other residents, but it often ended awkwardly when previous owners spotted their bikes.

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Late for the Grill?

Please plan on being at the grill at the time you reserved or cancel the reservations you are not using. Others can be waiting. We recently had a person show up 90 minutes late for a two-hour reservation saying they only needed 30 minutes. This inconvenienced other residents and the staff. And, of course, they were not done in 30 minutes.

You Really Do Need an Apartment Watcher !

We had reports that at least a couple of A/C units did not automatically restart after a brief FPL outage in June. There could be more and it could happen to you. A unit left without working A/C could have a major mold infestation in just a few weeks. If you are away for an extended period, make sure someone is checking your unit.

Hurricane Preparation Education

At a meeting advertised for weeks, our building manager, Steven Harshman, and our head of security, Alex Pierre-Louis gave an excellent review of how the staff is preparing for, and how we should prepare for, hurricanes. Unfortunately, only a relatively small number of residents attended.



Fortunately, much of the material is in the 2016 Summit Hurricane Preparation Guide which is available from the office or from mysummit.org. Hurricanes are very scary and dangerous. People who were here for the 2005 storms do not want to be here for the next one. We are in a compulsory evacuation zone and should not depend on having power, water, staff, elevators or emergency services available just before, during and for some time after a major storm. They are predicting fewer, but more powerful storms this summer due to the warmer ocean temperatures. Be prepared!

Our Pool Deck Project

We continue to learn more about tiles, drainage, warranties, code issues, landscaping, etc. The Engineering Committee is working with engineers, other condos, manufacturers and contractors to review and improve our plans. The specification for the bids keep getting tightened – now over a hundred pages. Hopefully, all this planning will result in a smoother project. After we finish drainage analysis we should be ready to send out the request for bids.

Treasurer's Report - Mary Ann Reisler

The following is the Financial Report for May 31, given at the June 16 Board of Director's meeting.

As of end of month (\$000s)	Match	April	May
Operating Accounts	876	1,191	1,036
Operating Accounts (Insurance)	96	96	96
Restricted Reserved	1,951	2,064	2,063
Security Deposits	44	43	41
Special Assessments	4	4	4
Total Cash	2,971	3,398	3,026

Our over 90-day delinquencies for the end of May were \$106,000 of which only \$1,000 was not at the attorney. The \$105,000 was owed by eight people. This changed for the better before the June meeting since we collected \$8,000 from one owner, \$9,000 cleared and \$17,000 was waiting to be cleared, which brought two owners current. We have a payment plan in place for \$5,000 and we have a mediation date set in July for \$14,000. These changes reduced our over 90-day delinquencies to \$72,000, a number we have not seen in a long time.

A big "Thank You" to our staff and particularly our manager, Steve Harshman, for his hard work in keeping me updated on our progress on a weekly basis. I had a request for a comment on our performance versus our budget and am happy to report that we are currently \$3,000 under budget through May. (*Under is good.*)

Our next quarterly maintenance payment was due July 1.

Financial Controls at the Summit -- Checks

The Summit Towers Association has many financial controls. On the spending side, for example every single check requires, at a minimum, the analysis of past and present invoices, approval by a manager and two board members.

In addition, each month, a long meeting is held to review each payment made in the previous month, to make sure, once again, that it was appropriate and that it was assigned to the right account. And ... then variances of accounts against budget are reviewed. From this meeting we often take away a number of ideas for further improving our process and relationship with our vendors..

We also regularly review all outstanding invoices, our cash and accrual positions and more. These steps, recommended by our CPA, management firm and, perhaps, a bit of extra caution, have worked well, and helped us continually to get more out of our resources.

Still think accounting is sexy? In the next Observer, learn about our budget process.

STOP Staff Verbal Abuse of Our Staff

We had a increase in the number of guests that think they can get away with verbal abuse of our staff when drunk or when they are told that they are violating our rules. We take this seriously. Our staff knows we support them calling the police when they feel threatened. The Association also fines the owner.



If you have guests or contractors, let them know the rules so our staff does not have to get involved.. If your guests have temper problems, consider offering them the number of a local hotel. Remember, residents are liable for their guests. Your choice of guests reflects on you.

Your visitors are not guests, but are renters, if you are taking any type of reimbursement, exchange or barter for use of your unit. Renters first require approval in the office . For a lot more information on the financial and liability issues associated with renting see mysummit.org/Renting.html. Owners are ultimately liable for their renters and their renter's guests..

From the Editor – Steve Naron

Please let me know if you find the Observer is not covering any important or interesting issues. If you want us to include information about your events, past or future, please let us know. You can leave us a message at Summit.ObsERVER@gmail.com or in the office's Observer mailbox. Please do it when the thought occurs. With the beach waiting, you might never get around to it. This issue is short on stories and pictures from social activities that have happened at the Summit in the last two months because they were not sent in.

But most important by far, if you are at the Summit this summer, do yourself, and your family, a big favor and read the Hurricane Preparation Guide, which you can get at the office or off of mysummit.org. We want everyone to have a safe summer.

Articles, event info, photos and ads must arrive before August 28 to get into the September/October Observer. Send them to summit.observer@gmail.com or to office's Observer mailbox. Depending on the nature of what you send, we will try to place it in the Observer, the monthly calendar, the posted weekly calendar or *MySummit.org*. Announcements of a commercial nature should be included in ads. See mysummit.org/Ad.pdf.