

IT IS BAD!!

It could have been much, much worse. The storm’s late turn north meant that the east coast of Florida avoided a direct hit. Most importantly, both those that honored the mandatory evacuation and those that did not, survived. Those that stayed worked together in a truly admirable way, but still had a miserable time. The Summit lost power and A/C for about a week. After the storm winds stopped, there was nary a breeze going through the dark, hot and extremely humid apartments. Some found it unbearable and tried to sleep on the balconies.

Even without a direct hit, during the storm hours of hurricane level rains entered our 37-year-old buildings and damaged 228 of our units. Although our staff started recovery the next day, until FPL restored power to the units that took on water, they could not be effectively dried. Even in many units without visible damage, furniture and walls were wet for long enough to start mold.

We face a difficult and very expensive repair. The drywall will be replaced by the Association, which might require a special assessment. Further, because this is a condo, not a rental facility, repairs beyond that are the responsibility of individual owners and their insurance company.

In the picture to the right, the back of the drywall was measured as 89% wet and marked for replacement by our remediation company, Paul Davis National. This was common in the east and south units, from where most of Irma’s wind came. Our independent certified environmental hygienist stated that anything above 16% is likely to lead to mold. If your unit has such problems, please sign the authorization form so your unit can be remediated. If you do not know the status of your unit, call the office now!

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**Is this the last Observer?**

Am still hopeful someone will come forward after eight years to take over the editorship of the Observer. (See p.10)

Interested? Contact summit.observer@gmail.com or office.

So, continue to send articles, ideas and feedback to Summit.Observer@gmail.com or office’s Observer mailbox.

Join Observer Committee to support Summit communications.

See MySummit.org/ad.pdf to advertise. Editor – Steve Naron

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**Office Hours Change**

The office hours have been changed to 9-12 and 1-4:30 to allow the staff some dedicated uninterrupted desk time to deal with the massive amount of calls and oversight work for the Irma remediation. After this work quiets a bit, the schedule may be adjusted again. The office is there to help. Please reach them with questions.

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**Sign Your Authorization Forms NOW!!!!**

If your drywall got wet from Irma, PLEASE send in your signed authorization form ASAP so the damp drywall can be replaced. Our environmental hygienist, says otherwise you will likely have a mold infection. If you have not been in touch with the Summit since Irma, call the office for the status of your unit. 954.925.3337.

Florida law requires the Association to remove the wet drywall to protect your health and your neighbors. Don’t delay until mold spreads and ruins your unit.

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Hurricane Season  June 1 – November 30

Hurricanes are dangerous – Prepare NOW

- Read Summit Preparation Guide available on mysummit.org & in office
- Prepare to clear balcony & lock any shutters for incoming tropical storms
- Prepare for possible compulsory evacuation – prepare grab pack and plan communications now

**Calendar** – Because we are in the middle of repairs and board changes, as this issue was going to press, we are skipping the calendar entry. Please check weekly calendar, bulletin boards and mysummit.org for details, updates and events. If the office has your email you should be getting the weekly mini-Observer.

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**IN CASE OF EMERGENCY**

Call 911 and then a front desk or garage security for support.

Garage Gate 954.923.6641 North Front Desk 954.925.3336
South Front Desk 954.925.1270
Thank You Jeff

What can you say about a board president who ran such an efficient and tight ship for eight years that we ended up with vastly improved facilities, finances and services with stable maintenance fees? He averaged over 40 hours a week for most of a decade! His door was always open and he was always direct and straight with us. He did not make unmeetable promises and made us live within our budget, which did not always make him popular.

For eight years the Observer has reported on new facilities, strong budgets and reserves, loyal staff, improved vendor contracts, wonderful anniversary parties and many other successes. The Summit has been recognized as one of the best run regional condos. For all of this you can ultimately thank Jeff, his attention to detail and ability to manage, motivate and delegate. His dedication to the Summit community will be difficult to ever match.

But now he has asked for a break from the intense day-to-day work he has been doing for us. With his resignation, we will see changes in our board and leadership. Hopefully Jeff’s wise counsell will be used by our future leadership.

All Storage Rentals from Office Lapse November 30

Do you rent beach bins, A-closets, garage parking space, reserved bicycle spaces or kayak rack from the office? All rental terms end on November 30. Renew now, avoid the rush and do not lose your storage. Starting December 1 all spaces not renewed will become available to those on the waiting lists. For now, at least the rates are the same, but these can be changed at any board meeting.

With Ownership Comes Responsibility

Want a fun read? Get “101 Reasons Not to Buy a Condo” by Tim Sutter. It covers issues including: bad boards, bad neighbors and bad rules. It points out that many owners do not take responsibility for maintaining their units, thereby endangering others. It complains that owners do not act like they know that volunteering is necessary for a condo to operate. Condos also live with limitations on their board’s ability to solve problems because of laws (like Florida’s 718) and their condo’s original established documents. (See “legal documents” on MySummit.org)

Associations are responsible for the common areas, from the units’ drywall out, but the Association is the owners. Sure, there is unit and condo insurance, but the owners also pay for that. Whatever happens, whether normal operation or emergencies, owners will pay. With condos, there is no one else going to step in to help.

Responsibility does not end when we are not here. That is why responsible owners have apartment insurance, maintenance contracts and apartment watchers. Responsible owners leave their A/C on to dehumidify their apartment and turn off their unit water when they leave for a week or more.

A good condo, hopefully like the Summit, can give you a wonderful location and shared facilities including pools, gyms, security, and other services generally cheaper than alternative beach housing options. But the tradeoffs are real.
It’s Raining Inside

Impact windows for hurricanes are supposed to stop objects up to 150 mph, but they are not waterproof. They are designed to stop at least 30 minutes of 70 mph horizontal rain. So even with properly installed impact windows stronger or longer lasting winds may get you water. “…there is no such thing as a waterproof window in hurricane-force winds unless you want to install portholes.”

windowguysflorida.com

Still, all our impact windows seem to have done their jobs and stood up to the storm. The large impact windows in some of our most exposed areas, the lobbies and café, did a great job. Some non-impact windows, even several with shutters, were blown in resulting in significant damage to those units and others.

We also got water from other sources. For example, we know that many shutters with electric or mechanical controls caused problems. They were installed with holes in our walls that took in water during Irma. These will have to be fixed and are the responsibility of the owner. We also suspect that improperly sealed conduits between units may have been the channel for some leaks behind the drywall. These are being sealed by our drywall vendors.

Did Your Flooring Survive?

The bad news -- Some of the units that have wood or wood product floors are buckling due to water incursion. Many rugs were infected with mold and had to be removed. Even some of our vinyl flooring absorbed enough water to be permanently ruined, including the relatively new floor in the north lounge.

The good news -- Fortunately tile floors, even that got significant standing water for days, had little problem. You can now get tile floors that look like stone, wood or … tile. So, consider this when it time to replace your flooring.

Protecting Your Family’s & Unit’s Health

High humidity in your unit can lead to mold. Ideally, for your family’s and your unit’s health, your internal humidity should run around 50%. To get your unit to the right humidity don’t oversize your A/C. If you’re A/C is too large it will not run long enough to properly dehumidify your unit. It can make a big difference. We saw two otherwise identical vacant units both running at 73⁰, with humidities of 70% and 50%. Better yet, consider a two-speed central A/C that can either be set to cool fast or run longer for extra dehumidification. If you are not replacing your A/C soon, consider a stand-alone multiroom dehumidifier with a pump that can drain itself.

Here is a test any resident can do, who still has the original thermostats with built-in humidistat. Set the humidistat at 55% and turn the A/C down to 65⁰. The A/C should go off when the unit’s humidity gets down to 55%. If that is too cold for you, you need extra dehumidification beyond your A/C. One less uncomfortable approach is to let your unit get this cold and dehumified, whenever you are away for several hours at least once a week or whenever you go away.
King Tide and A1A and a Little Hope

As if Irma was not enough, we had a long series of very high tides in October. The one pictured left only one lane passable each direction on A1A. ... and that lane had a wake.

Fortunately, a little help may be on the way. On October 10, Hollywood, the CRA, FDOT and FPL got together to break ground on the renovation of A1A (starting between the Hollywood Boulevard and Sheridan Street Bridges.) They plan to improve the drainage and raise the road (slightly) and (eventually) put the powerlines underground. Thankfully, we won the fight led by Jeff and others to avoid losing any lanes in the redesign.

Go see a mockup of the new sidewalk on the south side of our community center.

FPL and Our Power

FPL provides our power, but did you know they also maintain the power distribution system inside the Summit? This is large industrial size equipment that we are not allowed to touch. When power was first turned on by FPL after Irma, on Thursday, September 14, there was enough damage that almost nothing worked. As FPL replaced and fixed equipment and fuses, power started showing up. The last fuse replacements got power to the last units in the north floors tower on Sunday.

As soon as power was available to our cooling units on the roof, they were tested. The storm was the last straw for our cooling tower pumps. Two new pumps were installed, allowing us to get A/C coolant to everyone’s unit by Sunday. We plan to keep spare pumps to allow even quicker replacement in case of future multiple failures.

A few years ago, we converted our generators to natural gas to avoid running out of fuel during an extended outage. The generators are sized to run critical facilities such as emergency lights, safety and alarm systems and one elevator in each tower. They operated properly throughout the entire FPL outage. It probably did not hurt that we test the generators once a week. Still, Irma seemed to have done enough damage that we were completely elevator-less until Tuesday, September 12, when Otis was able to get here to fix the two generator powered elevators.

We have power outages at normal times. We had extended outage a few months ago because of a car hitting a power pole. But, usually these only last a second or less and we do not learn the cause. Maybe the plan to put beach’s wires underground as part of the repaving of A1A in the next couple of years will help.
Hurricane Irma Remediation Protocol

Getting our building back in shape will be a big job. Just part of that is repairing our units. The following is a brief overview of our unit remediation process simplified to fit in the Observer. Each unit and its damage is unique, but here are the general steps. Check with the office as to the status of your unit.

1. Paul Davis National -- Check units for damage. Record damage and mark walls that are over 16% wet with blue tape. This is a standard used in the industry and approved by our independent certified environmental hygienist.

2. Office and Owner -- Get authorization from owner for necessary remediation, including drywall removal. Florida law allows a condo association to do remediation without owner authorization, but, for now at least, we are including this step. (p.7)

3. Paul Davis National – To the extent possible, dry unit and remove material that may have, or is likely to get mold. Remove any overly damp drywall. Install commercial dehumidifier and air cleaner, typically for one to three days, depending on the situation found in unit.

4. Environmental Hygienist – After drying is complete, hygienist tests units where active mold was observed over more than 10 square feet. (Lab takes up to two business days.)

5. Office -- Once unit is OKed by both Paul Davis National and Hygienist, it is scheduled for drywall reinstallation by one of several local firms.

6. Drywall vendors – Help prevent reoccurrence by sealing any open conduits and wall holes and re-waterproofing walls. Insulate inside of any outside block wall and install drywall.

7. Owner – Finishing unit recovery: painting, etc. Note that:
   - Entry to unit by workers requires resident, security guard or apartment watcher.
   - Association covers cost of drywall removal and reinstallation. Unit owner responsible for wall coverings (including primer and paint), flooring and molding and all contents (including built-ins)

On October 9 we held an informational meeting with representatives from our environment hygienist, Paul Davis National, our board, our insurance company, and our office. A lot of information was shared. Hopefully we have covered much of it in this issue of the Observer. The room was (not surprisingly) full of residents, but (perhaps surprisingly) very supportive of the remediation process.

We suspect that some shutters, installed improperly, were a source of leaks because some have unsealed holes all the way through outside walls. Shutters and their maintenance are the responsible of owners.
Good Memories After Irma
– September 11-17 -- Jody Lahn
1. Watching Armando (in Crocs™) and Bob Werner (in hip boots) cleaning the drains on the pool deck the day after the storm at 7am.
2. Armando and Steve Harshman walking the halls in both buildings all day, every day.
3. Nilsa slogging from her home in the Aquarius to open the office with her sister.
4. Daisy bringing our coffee, cups, sugar and cream to lobby at 7:30am to wake up all of us who had no power.
5. Michell keeping communications open as best she could under the circumstances.
6. Power in the lobby! We could charge cell phones and bring coffee makers down.
7. Otis came to fix the elevators in the north building on day 3. Those sitting in lobby gave them a standing ovation!
8. Mary Ann cleaning the pool deck. Mary Ann and various residents feeding the staff who came in the next day!
9. Security, Jean Avril and Joseph Moise walking the halls and helping all who needed it.
10. The happy faces when Bea Burg and I knocked on doors the day after, being sure all were well. We had a list compiled before the hurricane of names, unit numbers and phone numbers of all who were here. No power, no telephones and no elevators, a personal visit was required.
11. The spontaneous BBQ where we shared our rapidly defrosting food with everyone.
12. Greg Taffet cooking and Celestine serving at BBQ.
13. The Chabad of South Florida coming to the pool deck with pre-cooked kosher food to feed us the next day.
14. New owners, Mike and Lynn Zumot who arrived the day before. They had to run to get supplies. They are from California and had earthquake, but no hurricane experience.
15. Chuck, Chastity, Ali and Julie of Rocco’s, who came in to feed us even though it was their vacation.
16. Getting to know people who I never met before while drinking coffee and charging my phone in the north lobby.
17. Having water! We could flush and came to love COLD showers.
18. The maintenance and housekeeping staff that all came in the day after and put the place back together, almost looking as it was just another day.

A1A with waves from curb to curb. No one was going anywhere for a while.

1st floor SE corner of garage

The children’s park on the south of our building lost a number of trees. We lost a few trees also.

And then we had a Northeaster come through on September 30 that drove more rain into east facing units, probably through new openings from Irma.
Further Unpleasant Irma Surprises

Irina was rough. Try not to be surprised by new problems in your unit. Since Irina we have had an uptick in problems with plumbing and electrical service issues had an impact on our 37-year-old building. We have had unit cut off valves and toilets start leaking, alarms and appliances acting finicky and an unusually high number of dry drain traps letting sewage smells out. If you are away it would be good to get your apartment watcher to check or you might get back to an unusable unit.

As an example of an unpleasant surprise, we had a failure of our pools’ main circulation system breaker in October during a weekend. We installed a replacement by Monday, but it caused one of the few pool-less Summits in 37 years. The picture shows a strange balcony ceiling problem from the storm. We need residents to be alert. Please report any unusual problems to the office.

It also seems that we are getting more leaks, separation and drainage problems on our pool deck. As if we needed this, it looks like we need to get on with repairing and waterproofing our pool deck and expansion joints sooner rather than later.

Could Our Association RemEDIATE Units Without Owner Approval? -- from Our Lawyer

“Below is a provision from Section 718.1265(1)(j), Florida Statutes, regarding the Association’s emergency powers in response to damage caused by an event for which a state of emergency is declared in the local with the condominium is located. We have reviewed the Association’s governing documents and nothing therein prohibits the Association from engaging in the emergency powers set forth in Section 718.1265(1)(j) and (k), Florida Statutes:

(1) To the extent allowed by law and unless specifically prohibited by the declaration of condominium, the articles, or the bylaws of an association, and consistent with the provisions of s.617.0830, the board of administration, in response to damage caused by an event for which a state of emergency is declared pursuant to s. 252.36 in the locale in which the condominium is located, may, but is not required to, exercise the following powers:

(j) Mitigate further damage, including taking action to contract for the removal of debris and to prevent or mitigate the spread of fungus, including, but not limited to, mold or mildew, by removing and disposing of wet drywall, insulation, carpet, cabinetry, or other fixtures on or within the condominium property, even if the unit owner is obligated by the declaration or law to insure or replace those fixtures and to remove personal property from a unit.

(k) Contract, on behalf of any unit owner or owners, for items or services for which the owners are otherwise individually responsible, but which are necessary to prevent further damage to the condominium property. In such event, the unit owner or owners on whose behalf the board has contracted are responsible for reimbursing the association for the actual costs of the items or services, and the association may use its lien authority provided by s. 718.116 to enforce collection of the charges. Without limitation, such items or services may include the drying of units, the boarding of broken windows or doors, and the replacement of damaged air conditioners or air handlers to provide climate control in the units or other portions of the property.”

A Popular Dehumidifier

Consider the “Frigidaire 70-Pint Dehumidifier with Built-in Pump in White” relatively quiet, pump will feed sink, handles entire apartment, not as ugly as most dehumidifiers, Amazon $279.

What is Your Humidity?

You should keep your unit at 55% humidity or below. Consider the “AcuRite 00613 Humidity Monitor with Indoor Thermometer, Digital Hygrometer and Humidity Gauge Indicator” Pretty accurate for the price. Amazon $9.49.
How About Our Beach?

Irma and the King Tide took bites out of our beach and left a lot of seaweed. There was so much “stuff” on the beach that the City did not get to our stretch until the second week in October. Here is a before picture. It looks a lot better now.

How To Prepare Units for a Hurricane

Lots of ideas are floating around. We now should put these together and share them with the Summit community. Want to join this effort? Send ideas to Summit.Observer@gmail.com.

One owner recommended the “New Pig Mildew-Resistant Absorbent Sock, Blue (Pack of 12), PIG105-BL” Automatically expands to block water. $39 Amazon.

North Lounge Out of Service

The floor of the north tower and some walls were damaged by standing water from Irma. It will take some time for the room to be repaired. Fortunately, the kitchen facilities and serving counters were not affected.

The room should be ready for the New Year’s Eve party, but it will not be available for a while for our various exercise programs. The major sources of the water leaks in the north lounge have been identified and will be fixed. These sources have been there for many years, but were not identified because they had not previously caused problems. It may be that our buildings had not been hit from this precise direction by such strong prolonged winds and rain.

The small wooden dance floor part of the south lounge will also need replacement because it is buckling in a few spots. Otherwise the south lounge is in good shape for movies, parties and meetings. Damage probably would have been worse if we had not finished installing impact windows in many of our common areas before Irma.

Canopies next to the west pool were too worn out to be reinstalled. They will be replaced. For now, most people seem to prefer eating on the other side of the café anyway.
**Improve Your ‘Altitude’**

Our near constant wind makes it easy to fly a kite. Interested in a Summit kite mini-festival? Send note to summit.observer@gmail.com

**What Have We Learned from Irma?**

In early November we plan to do our annual hurricane season debrief meeting. We do these every year to see how to prepare better.

This year we actually had a hurricane and should have learned a bit more than usual. To prime the pump, please send your ideas to summit.observer@gmail.com. What could have been done better? – education materials, training, communication, infrastructure, supplies, staffing, planning – everything should be considered to see how we could improve.

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**Treasurer’s Report -- Mary Ann Reisler**

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90-day delinquencies are at $100,000, of which $83,000 is at the attorney. This represents six units which are in the following stages:

- 2 payment plans
- 1 owner switched to new attorney
- 1 in foreclosure
- 2 motions filed

Our next quarterly maintenance payment is due January 1. If you have any questions or comments please submit them to the office or summit.observer@gmail.com and I will endeavor to answer them as soon as possible.

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Call 954.652.8758 with questions or to reserve

We accept MasterCard, Visa and American Express.

Our professional team will have your chairs and umbrella set-up on the beach for your enjoyment by 9am and personally labeled with your name.

**NOTE:** Because of space limitations seating will be limited to first 15 Condo units that sign-up.

It's SIMPLE and EASY.
We Can Still Party

The Social Committee worked with Rocco’s and put on a Post-Irma Party. 75 people registered. 10 more tried to register after the well-advertised RSVP date, when it was too late to order more food. Dennis ran our music and got us dancing. In the red blouse, Mary Ann is, as always, making sure everything is going smoothly. (It did.)

We are planning the adult Halloween party for Saturday, October 28 and the children’s party on Sunday, October 29. The flyer is on mysummit.org. Be sure to RSVP ASAP. The picture shows some of the monsters at the 2016 kids party.

We are now planning our New Year’s Eve party and other winter events. Send your ideas to summit.observer@gmail.com and join us November 14 for the next Social Committee meeting.

Sailing Lessons?

There is a small sailing facility run by Gulfstream Sailing Club on Sailor’s Point off North Lake. You can see it from some of our higher north facing units.

They give group and private sailing lessons on one-person Sunfish sailboats. Interested? Visit them on the weekends at the end of N 9th Avenue or send a note to summit.observer@gmail.com and maybe we will organize a group.

Last “From the Editor”? – Steve Naron

This last issue, originally meant to come out in November, may be the only Observer I ever got out early, but we had a lot of timely post Irma information. So, this issue is two pages longer than the regular issues.

It has been a pleasure (and a bit of work) putting together the Observer for the last eight years, but it is time for someone else with new ideas (and energy) to take on the editorship. As I stated at the August board meeting and the last Observer, long before the present changes in the board or Irma, that I had planned to make this my last issue.

There is a real danger we will lose the Observer. It was not published from 2006 to 2010. (see mysummit.org for past issues) I restarted the Observer in 2010, because I felt that since a condo is run by owners, owners need to know what is going on. I believe the new slogan of the Washington Post is true: “Democracy dies in silence.”

If you are even slightly considering taking on the editorship, please contact me directly or summit.observer@gmail.com or the office. Support is available.

I want to thank those that have helped by sending in articles, pictures, questions and ideas. We could have used many more. Over the years almost every single contribution was appreciated and used.

Once again, I also want to thank those who reviewed and helped edit the Observer: Audrey Lubell, Celestine Taffet, Mary Ann Reisler, and of course my wife Laura. I must note that, Audrey, especially with her experience working with the New York Times, taught me a great deal about writing and publishing.

Finally, please complain and report problems to the office. Please volunteer and make things happen. Please attend board meetings and learn what is going on. Make a difference by running for the board or joining committees, The Summit is much more than just a building. Be part of it!

Then relax and enjoy.