

Malibu East Dialogue

October 2003

Your Communication and Information Resource

Marcel Molins leads Malibu East into the future

State of the Association

By President Marcel Molins

Another year has gone by. Your Board has not been idle. While free from any major issues we have dealt with innumerable projects and matters.

Even though detailed reports will be given to you by each of the committee chairpersons and officers, I would like to give you an overview of the projects we dealt with.

One of the major successes was the completion of the balcony and facade projects. As you all know, this was a major headache not only for each of you, because of the inconvenience of not being able to use the balcony and the dust and debris from the demolition and construction, but also for the Board members and for management who had to keep track and oversee the project. Hopefully, we will not have to engage in such a massive project for many years, or maybe never. As a result in part of so-called safety ordinances and regulations passed by the City, we now will have regular annual inspections and maintenance of the balconies and facade. Therefore we will do every year that amount of repair work which has become necessary.

The replacement of the roof is nearly complete. Our neighbors on the 45th floor should no longer be subjected to the water problems they had to face seemingly after every major rainstorm. We are very thankful of their patience.

We still have several major projects to take care of. The most urgent one is the repair of the North Wall above the driveway entrances to the atrium. We must comply with a court order, which requires us to complete the work in the next few weeks. The implementation of



this work has been complicated because the size of bricks manufactured today is different from the size of bricks used thirty-two years ago. That made it difficult for the Board, which is committed to maintaining the appearance of the wall pretty much the same as before the repairs. This construction work will clearly interfere with the traffic flow from Glenlake into the building. While the construction work is being done on the North Wall, at least one of the driveways leading from Glenlake into the atrium will be closed. The traffic flow into and out of the garage will have to be changed to accommodate the work. In the next few days we will be repaving a portion of the Sheridan Road driveway into the atrium. Once that is done, the Sheridan Road driveway will be open for traffic, but in order to prevent cars from entering and exiting at excessive speeds, we will install some speed bumps. Since the North Wall construction work will be done around the 15 minute parking area next to the flower boxes, we will have to create another area for the 15-minute temporary parking.

The other major projects still pending are the repairs needed in the garage and the redecorating and recarpeting of the hallways of the residential floors. The appropriate committees are already busy developing the plans to implement these projects.

The Board is also committed to making wheelchair accessible both the residen-

tial portion of the building and the Commercial Unit. In connection with that project we also have been looking at creating a way for the tenants of the Commercial Unit and their customers to go from the Commercial Unit to the garage without having to go outside. The architects have completed the overall plans to achieve these objectives. They are now working on the detailed plans so we can get cost estimates and thereafter go for bids.

I am sure that when you go to the Captain's Walk you will notice that it is generally very clean and in good condition. Also very important is that the tenants of the Mall are quite happy with the overall maintenance of the Commercial Unit.

PLEASE SEE MOLINS, PAGE 3.

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MECA board meeting notes

by Elaine Winans



Annual Meeting of Voting Members

Tuesday, Sep. 16, 2003

1. Notice of Quorum
Present: 10 directors, 2 management representatives, and 34 residents.
2. Welcome, President Marcel Molins
3. Election of Board of Directors
 - a. Presentation of Candidates
Marcel thanked the current board, the candidates and the two board members who resigned before the end of their term.
 - b. Balloting (See results this page, column 3.)
4. Motion to Dispense with and Approval of the Minutes from September 24, 2002.
5. State of the Association—President Marcel Molins
(See page 1)
6. Treasurer's Report
Resolution to transfer excess operating funds to reserve—approved by the owners present in person or by proxy.
Total operating and reserve funds: \$2,508,312
(See page 6 for full report)
7. Committee Reports
(See pages 6-8 for reports.)
 - a. Admissions, Martina Molins
 - b. Finance & Insurance, Tom Vaughan
 - c. Current Construction Projects, Richard Strauss
 - d. Long Range Planning & Special Projects, Jon Heller

- e. Garage, Martina Molins
- f. Security Committee, Larry Creter
- g. Architecture & Aesthetics, Larry Creter
- h. Commercial Unit, Tom Vaughan
- i. Communications & Dialogue, Tom Vaughan
- j. Floor Representatives, Jon Heller
- k. Social Committee & ASCO, Sandy Chaet
1. Sports & Entertainment, Neil Warner
8. Questions from the Floor
Two issues dominated owner concerns:
 - a. The door by the mailroom that opens into the freight elevator hallway was the subject of several complaints—difficult to open, especially when hindered with packages, a cart or a dog. This door is on a director's "wish list," but architectural issues may prohibit the installation of an automatic door in this area.

As for lockouts and deliveries, it is the individual owner's responsibility to provide a neighbor with a key for this purpose.

- b. The availability of owner door keys kept in the office for emergencies, deliveries, and lockouts. The board's position is that "in an emergency," it is faster and safer to "break the door down." As for lockouts and deliveries, it

2003 vote results

Six new directors	Percent
Martina Molins	57.14312
Thomas Vaughan	37.88532
Richard Strauss	35.14157
Carol Beatty	30.84772
Allen Eckardt	23.03527
Avany Penaherrera	15.58550

Other results

Cass Busher	13.00210
Pierre Kattar	6.63960
Attendance by proxy or in-person at Annual Meeting	36.5467

is the individual owner's responsibility to provide a neighbor with a key for this purpose.

9. Informal Budget Review
10. Announcement of Election Results
(See this page, column 3.)
11. Adjournment
The Annual Owners Meeting was adjourned at 9:30pm and an announcement was made that the meeting of the board of directors would commence after a short recess.

Please keep in mind that the meeting notes are not the official record of the MECA Board of Directors meetings. The official minutes are generally approved at the following meeting and may be viewed or copied in the management office.

Meeting of The Board Of Directors

Present: 12 Directors, 2 management representatives, 5 residents

1. Election of Officers
President Marcel Molins
Vice President Richard Strauss
2nd Vice President Thomas Vaughan
Treasurer Neil Warner
Asst. Treasurer Jon Heller
Secretary Marsha Fishman
Asst. Secretary Larry Creter
2. Additions and Revisions of Agenda
3. Management Report
4. Adjournment
The meeting closed at 10:15pm and went into closed session.



Front row, L to R, Penaherrera, Strauss, Beatty. Rear row, L to R, Vaughan, Eckardt, Molins.

MOLINS (Continued from page 1.)

The construction of a storage locker area in a relatively dead space of the Commercial Unit has been a success since all the storage lockers have been rented.

Representatives of a bank have been looking at the former Avondale space in the Commercial Unit, and we might receive an offer for renting the space soon. If a bank opens a branch in the Captain's Walk and if they are competitive, we should all consider using their services. It is in our best interest to have a successful commercial mall and therefore we should, whenever appropriate, avail ourselves of the services of our mall tenants.

Having gone through all these projects and looking at the projects still pending, one can reach only one conclusion: we, Board members, management, staff and employees have to rededicate ourselves to improving the quality of life in the building.

It is imperative that we all fully understand and act in a manner that recognizes that our reason for being Board members, officers, manager and employees of the building is for the interest and only the interest of the owners and residents of the building. Therefore, we have to make sure that we provide the best service we can and that we maintain the premises in the best possible condition. The board should have a committee which looks into and addresses such issues on a continuous basis. This committee should be looking



What's happening around the building

by Vito Senese, MECA Association Manager

As fall approaches, your building staff are working on their fall projects inside and outside the building. They are also preparing their equipment for the upcoming winter challenges.

The north wall repair project will begin shortly, and the project will cause a change in the traffic pattern to enter and exit the building. All residents will be notified of the changes before the work begins.

The roofing project is coming to an end, and the Board of Directors would like to extend their appreciation to all

the residents on the 45th floor for their patience and cooperation.

The Finance Committee has been preparing the 2004 proposed budget. The 2004 proposed budget will be on the agenda for the Oct. 14 Board of Directors meeting.

The Board for Directors and the pool staff would like to thank all the pool patrons for a safe and enjoyable 2003 pool season. The bike rack will be taken in on Oct. 24, and all residents using the bike rack shall remove their bikes before then.

at how we can improve the overall condition of the building and the premises as well as the services we provide. It is obvious that if we carry out the projects I have mentioned and the many others we still need to do, we do not have the funds to completely overhaul our recreational facilities and common areas every year. Therefore at present, the

only way to enhance the overall impression and looks of our building, given that it is 32 years old, and thus to be able to compete with other buildings and to excel, is to pay attention to detail and to promptly and

on an ongoing basis make those sometimes minor and not necessarily very expensive cosmetic repairs and improvements which make us all feel good about living here.

I would like this committee to focus on those issues. In order for this committee to be successful it must have a good representation of owners and residents and it should have everybody's support

and cooperation. I am confident you will do it.

We are very lucky that we have eight very qualified owners who have volunteered to stand as candidates for the Board. Unfortunately only six will be elected. We plan on inviting the two who do not get elected to continue to be

involved in the affairs of the building by contributing to the work of one or more of our committees.

We are a very large building. In addition we own and manage a substantial commercial space. In order to do a proper job we need your involvement and personal

contributions. I do hope that you will continue to contribute your time and talents to one or more of our committees and that you will be ready and willing to offer your suggestions, ideas, questions and sometimes answers to the many issues we face.

Thank you for your support and confidence.

Having gone through all these projects and looking at the projects still pending, one can reach only one conclusion: we, Board members, management, staff and employees have to rededicate ourselves to improving the quality of life in the building.

Community Calendar

by Rose Wandel



FARMER'S MARKET

Saturdays thru Oct. 18
Broadway Armory parking lot
Broadway & Thorndale
INDO-AMERICAN CENTER

Free English classes

for various Indian-dialect speaking people.

6328 N. California

773-973-4444

ROGERS PARK LIBRARY

Discussion

Ghostlorist Ursula Bielski

Author of "*Chicago Haunts*"

2pm Oct. 18

North Shore Philatelic Society

Meets 6:30pm 4th Wed./mo.

6907 N. Clark St.

312 744-0156

SWEDISH AMERICAN

MUSEUM CENTER

"Paintings & Collages"

By Sid Berg

Thru Nov. 26

10am-4pm Tue.-Fri. 10AM-4PM

11-4pm Sat./Sun.

\$4 adults, \$3children/students/
seniors

5211 N. Clark St.

773-728-8111

WELLNESS CENTER

Adult day wellness programs for 60 and over. Gentle yoga, tai chi, music exercise, socializing, lunch and snacks. Transportation provided within boundary area.

1355 W. Foster Ave.

773-271-9001

MUSIC/OPEN MIKE

THE BASSMENT

Chicago hip-hop

Open mike for turntables, spoken word & poetry

4-7pm Sundays

6057 N. California

773-764-2277.

BARBA YIANNI

GRECIAN TAVERNA

Arabesque Thursdays

Classical Arabic, Sephardic, Turkish and Armenian instrumental music with Malibu East resident Hicham Chami and the Mosaic Ensemble.

8:30-11:30pm Thursdays

4761 N. Lincoln Ave.

773-878-6400

COCOABEAN EXPRESSIONS

"One Voice"

open mike for music, comedy, spoken word

9pm Saturdays

7007 N. Glenwood

773-274-6057

EARLY TO BED

"The Finger"

An all-gender queer open mike and variety show

7pm Oct. 19, \$3

773-271-1219

5232 N. Sheridan Rd.

ETHIOPIAN DIAMOND

Jazz featuring Kelan Phil Cochran

7pm Fridays

6120 N. Broadway

773-338-6100

EDGEWATER LOUNGE

Country & Folk

8pm Tuesdays., 9pm Saturdays

5600 N. Ashland

773-878-3343

HEARTLAND CAFÉ

Raya's Basement

Country & folk

9pm Thursdays

Rock & pop

9pm Saturdays

HOLLYWOOD EAST

DJ & dancing

9:30pm Fridays

5650 N. Broadway

773-271-4711

NO EXIT CAFÉ

Rock & Pop

Scott Free, host.

8pm Thursdays

6970 N. Glenwood

773-743-3355

THEATER/SHOWINGS

ARAGON

Marilyn Manson

7pm Oct 17

Slayer

Oct. 23

Alkaline Trio

Oct 30

1106 W. Lawrence Ave.

773-561-8599

BLACK ENSEMBLE THEATER

"Mamma Said There'll Be Days Like This"

COMMUNITY AFFAIRS

BERGER PARK

CULTURAL CENTER

Adult classes, beginners/
advanced

6:30pm Thursdays, call for info:

773-761-5792

Park District programs

Flu shots

\$20 or free with Medicare B

6205 N. Sheridan Rd.

312-742-7871

EDGEWATER

HISTORICAL SOCIETY

Ghost stories

The Edgewater Historical Society presents Ursula Bielski, author of *Chicago Haunts* and *Graveyards of Chicago*, Bielski will entertain with cemetery and ghost stories.

10am Oct. 25

Special Exhibit

The Edgewater Hospital 1929-

2001, 72 years of service in

Edgewater neighborhood. Exhibit opening and reception 1-5pm Oct. 18. Exhibit will stay at the museum until the end of November.

Museum's regular hours — 1-4pm Saturdays.

EHS museum

5358 N. Ashland Ave.

773-907-1872

EDGEWATER PUBLIC LIBRARY

Authors forum

Authors Bonnie Michaels and Michael Seet will discuss their books and how they recharged their lives.

2pm Oct. 4

CAPS 24th Dist. Beat #2433

Come meet our beat police.

Wednesday, Oct. 1, 7pm

(1st Wed. of every month)

Internet basics

Learn mouse skills, www, e-mail

1st Sat. of month

1210 W. Elmdale

312-744-0718

A history of girl groups of the '50s and '60s.

7:30 Sun, 8pm Fri./Sat., \$32.50
4520 N. Beacon
773-769-4451

CHICAGO JEWISH THEATER

"Today I am a Fountain Pen"

Comedy thru Oct. 19
8pm Thu.-Sat., 3pm Sun.
Red Hen Productions
5123 N. Clark
773-728-0599

HEARTLAND STUDIO THEATRE

"Alfred the Great"

A man who returns home after a "lifetime" of experiences.
Thru Oct. 12, \$12
8pm Thu.-Sat., 3pm Sun.
Heartland Café
7000 N. Glenwood
773-465-8005

IRISH AMERICAN HERITAGE CENTER

"Troubled Images"

Poster exhibit
Thru Oct. 5
\$7, \$5 seniors/students
10am-8:30pm Mon.-Sat.
1pm-7pm Sun.
4626 N. Knox Ave., Chicago
773-282-7035

LIFELINE THEATRE

"The Shadow"

An adaptation of two original radio broadcasts from the Orson Welles series.
6912 N. Glenwood
773-761-4477

PEGASUS PLAYER THEATRE

"The State of Mississippi and the Face of Emmett Till"

Thru Oct. 19, \$18-\$22
8pm Thu.-Sat., 3pm Sun.
1145 W. Wilson
773-878-9761

RAVEN THEATRE

"A Clean, Well-lighted Place"

Five stories about characters from Hemingway's tales about travelers, all in the same location, a railway station.

8:30pm Fri./Sat., 3:30pm Sun
Thru Oct. 5, \$15
Limited free parking.
6157 N. Clark
773-338-2177

MECA EVENTS/MEETINGS

MECA board meeting

Tuesday, Oct. 14
7:30pm — Windjammer Room

Flu shots

Wednesday, Oct. 15
6-9pm — Community Room
\$20 or free with Medicare B

Thursday afternoon discussion group

Thursday, Oct 16
2:00pm — Community Room

Dialogue Committee meeting

Tuesday, Oct. 21
7:30pm — Community Room

Children's Halloween party

Saturday, Oct. 25
6-8pm — Windjammer Room

Leave event and meeting notices at the desk for the Dialogue.

Roaring Twenties party

The Edgewater Historical Society presents The Roaring Twenties at the Speakeasy Supper Club at 1401 W. Devon, 7-10pm Wednesday, Oct. 15.

Costumes optional, raffle baskets of treasures, silent auction, trivia contest, music and entertainment, appetizers and libations.

Donation, \$35 at the door; RSVP donation of \$30 (strongly encouraged).

Send in your reservations, with a check for \$30 per person, made out to:

Edgewater Historical Society
Attn: E. Mayian
5358 N. Ashland
Chicago, IL 60660
Info 773-506-4849

Source:
Kathy Gemperle, EHS

Dialogue reprints

Reprints of Dialogue pages are available in color on photo paper at the price of \$1 per page. Call or e-mail the editor with your requests.



Trick or treat

By Sandy Chaet

Ribbons for Halloween will be available for interested residents. If you want trick or treaters to knock on your door, get a ribbon from the management office or doorman station prior to that date. Tie the ribbon and the children will know to knock. Ribbons will be available from Oct. 28 through Oct. 31. Watch for a flier for more details!



Halloween party

By Beth Robinson

The Malibu East children's Halloween party will be held on Saturday, Oct. 25 from 6-8pm in the Windjammer Room. Children, parents and other interested adults are invited to come and enjoy the spooky decorations, games and holiday treats.

Notice to snowbirds

If you are going to be out of town for the winter season, keep up with MECA events by having the Dialogue mailed to your winter home. Leave your name, unit number, winter address and MECA phone number at the doorman's station or at the management office in an envelope addressed to the Dialogue editor. Also include the dates of your departure and return.



Malibu East annual reports

Editorial

By Jack Winans, Editor

Some might consider the all-time low attendance of 34 residents at the 2003 Annual Owners Meeting disappointing. I consider the low attendance a reflection of our owners' recognition of the outstanding results of the 2002-03 Malibu East Board of Directors. After five years of complaints from owners about the ongoing construction noise and disruption, the main owners' complaint at the annual meeting was the accessibility of "keys"! Our board can rightly swell with pride concerning its many accomplishments this past year. It has moved forward on many fronts and has capped the five-year balcony restoration project with an ongoing yearly program that makes it unlikely that this type of massive construction program will never occur again.

It is important to our association's well-being and future that all of our owners and residents hear the wonderful positive messages that our directors presented to the 34 attendees. For this purpose, our directors' annual reports appear on the following pages in order that all of our residents and our neighbors can bask in their accomplishments.

Budget for 2004

By Richard Strauss

The proposed 2004 budget will include a 5% increase in assessments. We hope for little or no increase for 2005.

Valet parking fees will increase by \$5.00. Monthly single-self-parker fees will increase by \$6. There will be a slight adjustment to hourly parking—the rates for the "longer" garage parking stays will decrease slightly to encourage use of excessive available daytime parking space.

The new budget includes a 5% increase in additions to our reserve fund. We are hoping for a \$200,000 surplus from our operating budget—particularly in utilities and contingencies for 2003.

The 140-page 2004 budget book, which has been reviewed by the Budget Com-

mittee, was delivered to the rest of the directors, including the new directors, on Sep. 17.

Admissions

By Martina Molins

So far this year we interviewed 30 purchasers, slightly less than last year by this time. A units sold in the \$360,000 range; B unit prices were between \$266,000 and \$270,000 and the middle 2-bedroom unit prices ranged from \$216,000 to \$258,000, while the 1-bedroom units ranged from \$154,000 to \$258,000. The difference in price probably reflected the location and condition of the units and perhaps the need of an occasional owner to sell his unit by a certain time. There were eight rentals. Currently we have 48 units that are rented, which means that the building is slightly over ninety percent owner occupied.

Aesthetics

By Larry Creter

The Aesthetics Committee is involved in the visual well-being of our home, both inside and out. This group of volunteers has completed several projects and continues to work on ongoing projects. I would like to thank all who contributed their time and effort in these projects. A special thanks goes to Elaine Froese for her time and efforts.

This year the committee addressed the Community Room with a new paint scheme, lamps, artwork and greenery. The board approved a plan for refurbishing the garage waiting room. This high traffic, highly visible area was coordinated as an extension to our main lobby by bringing the rich burgundy and blue colors from the main lobby into the garage lobby. New seating, a new water cooler, and new artwork were installed. The hiker's seating area was re-carpeted in blue and a new burgundy countertop installed.

This year the Committee will be involved with projects such as the Captain's Walk new entrance and much effort will go to a new design scheme for our corridors, which we hope to be-

gin this year. For that project, the committee will enlist the help of an outside design source and hopes to involve all residents in the final design selection process, possibly via a vote system. If you wish to help with this project, please contact the committee through the management office.

With the opening of our deck this year, the committee developed a plan for rearranging the heavy concrete furniture on the deck—the planters, benches and tables that had been moved during our years of exterior construction. Several large trees, lilac bushes and Rose of Sharon hibiscus bushes were planted in the large containers, along with perennial flowering yellow lilies, geranium, sweet potato and vinca vines. Thanks to all for the many compliments we received on making our deck a green and park-like setting. Unfortunately, the north deck was virtually unusable for longer than anticipated due to our new roof project. But, with installation of the trees, shrubs and perennial lilies this year, we can enjoy them next year and for years to come. We would like to consider using volunteer help next spring to plant the fourth floor deck. Any volunteers?

ASCO

By Sandy Chaet

ASCO stands for Association of Sheridan Condo-Coop Owners. I am treasurer of ASCO as well as your building representative.

The #147 bus is now running on Sundays thanks to our efforts and community involvement. Thanks for all the calls to the CTA and signing the petitions supporting this proposal. Also new bus shelters along Sheridan have been installed.

ASCO has planted over 19 planters on Sheridan Road. We plant these in the summer as well as for the winter holidays.

The Sheridan Road Sewer project was completed ahead of schedule. ASCO and Alderman Smith were very involved with this project to make sure it ran smoothly. Tom La Porte, Assistant

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Commissioner, still talks about how I called him to get Glenlake reopened when it was closed by mistake.

ASCO has suggested Thorndale remain two lanes of traffic from Winthrop to Sheridan. The Chicago Park District has told us that the park at Thorndale/Sheridan should start in October with a completion in May or June.

The Art Bar on Ardmore was passed at a Zoning and Planning Meeting but some community groups are still fighting it.

The city is negotiating with Home Depot to locate at McCormick between Lincoln and Devon. Krispy Kreme and Walgreens will be building by Peterson and Lincoln. There will be a new fire station on Clark Street.

ASCO will be working with Alderman Smith on a traffic plan she is suggesting. What is being proposed is Sheridan Road would become three lanes. There would be a northbound, southbound and a center lane. The center lane would be for left turns and emergency vehicles. There also would be bus curb cuts to help traffic flow better. ASCO has already expressed concerns over timing of lights and delivery trucks blocking lanes. When there is a definite proposal, ASCO will host an open meeting for the community to give their input.

Current construction projects

By Richard Strauss

The contractor is done with the balcony/exterior project, but we still owe \$150,000. We are holding payment while waiting for a guarantee and direction as to whom the legal recipient of the payment should be (there was a bankruptcy involving our contractor). We are still working on painting balcony floors and railings. Floor price is \$360, but only guaranteed if sign-up is by December 31, 2003.

Our new balcony ongoing maintenance program is in effect and will hopefully forestall any massive future renovation

expenses. The 2003 expense for this project is about \$100,000, an annual cost of \$50,000 plus city ordinance mandated costs and repairs on sections done six years ago.

Our new roof will be done by the end of September at a cost of \$300,000 plus.

We have some ongoing and future major repairs that will have to be done in the garage. Currently, loose materials have been knocked down. Major repairs to the garage may come to over \$500,000. The exterior wall contract has been signed for \$400,000. We hope to work on the interior of the garage next year.

A handicap entrance into the lobby and from the outside to the mall is in the design process. The design will also allow for public access to the mall from the lobby and our parking garage.

The Sheridan Road entrance driveway will be fixed up and new pavers will be laid. The original bricks from this area will be salvaged and used to refurbish the rest of the atrium area as needed. Substitute temporary 15-minute parking spaces will be added on the west side of the atrium while construction work proceeds. These might be made into permanent additions.

The fourth floor deck needs to be refurbished, particularly the windscreens.

Your board of directors supervises a \$125 million building. Constant maintenance is required of a concrete building that is exposed to the vagaries of a northern climate and the effects of living next to such a great body of water like Lake Michigan. This is not a failure of the building and your board is always prepared with a plan for emergency contingencies and future upgrades. Our budgeting provides for \$1 million for emergencies and an additional amount annually to keep up with needed maintenance.

Garage

By Martina Molins

A check of the records revealed that currently 75 units have no vehicle parked in the garage; 344 units park 1

vehicle; 76 units park 2 vehicles; 2 units park 3 cars and one unit 4 cars. There are 140 single-self-parked cars in the garage, 54 tandem-parked cars, 312 valet-parked cars and 3 motorcycles. The garage can comfortably accommodate between 525 and 530 cars. That means, at present the garage is under-occupied. A few years back we had a peak occupancy of 556 cars, which was too much and caused increased damage claims. Since then occupancy has slowly declined, perhaps due to economic conditions, and in recent months it fluctuated between 505 and 510 cars. On a positive note, the lower occupancy keeps garage claims down as the parkers have more space to maneuver when parking the cars.

Security

By Larry Creter, Chairman

Considering the increased tensions over events around the world this year, the Security Committee and your board took a number of measures this year to increase our security at Malibu East.

The committee completed an audit of the building, which included the loading dock area, atrium, garage, our door-men, our security guards, the black key system and the commercial unit, in order to identify areas that could be improved regarding safety and security.

A communication was sent to all residents, which contained a reissue of our evacuation procedure. This plan has not changed since it was issued the year before. It also contained a handout by the City of Chicago, which included an outline of resources, and supplies, which could be useful in an emergency. The letter also encouraged residents to complete an emergency information form to be kept in the management office to be used as an important reference tool by the emergency response team (the fire department or police department) during an emergency event to assist those in need. Please call the office to update your information or to complete a new form.

A procedure was developed to issue identification badges to vendors, repair-

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men and delivery persons who enter our building in order to authorize their entry. Those persons must submit proper identification to the receiving room and doormen, and must wear an ID badge when in the building.

A new camera system is now in place, providing surveillance of our atrium entrance, garage entrance and exit, loading dock and fourth floor deck. New signage at our garage entrance allows for searches of vehicles entering our garage. A new gate system will soon be installed in our loading dock to better secure the area when not in use, and the doormen have reviewed the security procedures.

This is your home and we encourage you to be alert for any unusual or suspicious activity or unattended items you may see and to report this to the management or doormen. Your board will continue to assess and address areas of concern with regard to safety and security. With your help we can all live in a safe and secure home!

Social

By Sandy Chaet

First, let me thank the members of the Social Committee, for all of their time and efforts. The events could not have happened without you! We have had successful casino trips, luau party and day activities.

Thanks to Beth Robinson, Chairperson of the Parents Committee for planning activities with their children.

Our Holiday Party is scheduled for Wednesday, Dec. 17th and the Chanukah Candle Lighting is scheduled for Friday, Dec. 19th. Watch for further information.

Halloween ribbons will be available from the management office and at the doorman station from Tuesday, Oct. 28 thru Friday, Oct. 31st. People who want "trick-or-treaters" to knock on their door should tie the orange ribbon on their door. More details to follow.

If you have any ideas for activities or parties, please put your suggestions in my mailbox or better yet, come and join

our committee!

Sports & Entertainment

By Neil Warner

The Sports & Entertainment Committee was newly established just less than a year ago. Our primary accomplishment this past year was to start a water aerobics class. We had approximately 15 people sign up for the class, and we began holding the class this summer six days and two nights a week. We had good attendance at the class, but unfortunately, we lost our original instructor and then the replacement instructor had circumstances that prevented her from continuing to teach it, so the class came to an end sooner than we would have liked.

Next summer we plan to resurrect the class with perhaps two instructors available.

In the meantime, we will work on trying to organize other building activities with a sports theme. We are considering sending out a survey to all residents to get an idea regarding what activities you might be interested in. And, if any resident would like to organize an activity, we'd welcome that too.

If you have any ideas that you would like to see implemented, please leave a note with the doorman or the management office to the attention of me or the Sports & Entertainment Committee.

Treasurer's report

By Neil Warner

Tonight I'd like to share with you the following information that is summarized in the audited financial statements by Picker and Associates for the year ending December 31, 2002.

We had total revenue for 2002 of \$3,491,373 and expenses of \$3,234,066, producing a net operating surplus of \$273,370, which was transferred to the reserve fund as authorized by the owners at last year's annual owners meeting. The reserve fund balance increased during 2002 from \$1,939,583 to \$2,196,890. Regarding the Captain's Walk commercial unit,

our rental revenue increased by 11.6%, and cash expenditures decreased by 0.9%, resulting in a positive cash flow of \$30,853. It should be noted, however, that this analysis does not take into account any allocations of building personnel, supplies, insurance and other related costs, which doubtlessly would have made the net result negative.

Based on our most recent financial statements, as of July 31, 2003, we had a total of \$510,072 in our operating accounts and \$1,998,240 in our reserve accounts, for a combined total of \$2,508,312.

Our delinquencies at the moment are higher than normal, but that is largely due to additional assessments charged to unit owners for the repair of non-conforming balcony coverings. Most of those owners who have incurred such charges have established payment plans for taking care of those obligations.

While your board of directors strives to maintain a strong financial position, building conditions and a new city ordinance requiring periodic inspections of the building's façade continue to increase our cash needs and expenses. Repairs to the north wall brick exterior (which will begin soon), a roof replacement (which is nearing completion at a cost of approximately \$335,000), garage concrete repairs, construction of a new handicapped access to the building, Captain's Walk improvements and other projects will be required in the coming years. (Richard Strauss will discuss these major projects in more detail.) While cash must be provided to meet these requirements, the board is dedicated to funding necessary work without a special assessment.

The board is currently working to finalize the budget for 2004, and owners are welcome to attend the next board meeting to voice any questions or concerns they have about the budget.

In summary, I believe the board has done its best to maintain Malibu East as the premier condominium building on Sheridan Road.

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Jonathan Turley, nationally recognized legal scholar, will speak Oct. 13 at Emanuel Congregation on The Patriot Act and how it could affect our community.

Prof. Turley is a nationally recognized expert on constitutional law. On the faculty at George Washington University, Washington, D.C., he was raised in Chicago's Uptown neighborhood. Prof. Turley has served as a consultant on homeland security issues for members of Congress and the American Legisla-



Jonathan Turley

tive Exchange Counsel, the country's largest organization of state legislators. Professor Turley is a frequent witness before the House and Senate on constitutional and statutory issues as well as on tort reform legislation. A nationally recognized legal commentator, he is one of the most cited law professors in the nation. His articles on legal and public policy

issues appear in such publications as the New York Times, Wall Street Journal, Washington Post and USA Today. He appears regularly as a legal expert on the major television news networks and is often a guest on major talk shows such as "Meet the Press" and "Face the Nation."

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Source: 48th Ward Ald. Smith bulletin

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Articles written by and opinions of the MECA *Dialogue* staff and contributors are their personal views and do not necessarily represent the views of the association or its Board of Directors and management.

Letters to the MECA *Dialogue* Committee are encouraged. Please be as succinct as possible. The MECA *Dialogue* staff reserves the right to edit letters to fit available space and to print only those with constructive content. Letters to the Committee may be left at the management office.

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