

Malibu **East** Dialogue

November 2008

Your Communication and Information Resource

When it comes to food, Edgewater has it all!

Edgewater dinner crawl

A United Nations of flavors!

By Tracy Poyser

One of the reasons I love our neighborhood and building is that we're a true reflection of all that's good about the USA. We have people from all over the world and all walks of life living together as neighbors and presenting a vibrant and interesting mix of flavors, far-flung businesses and customs right here on our doorstep.



That's why my neighbor Judy Barahal and I jumped at the chance to participate in this year's Fall Dinner Crawl on a beautifully balmy September 25 night from 6-9pm. This annual event is organized by the Edgewater Development Corporation and Edgewater Chamber of Commerce, together with more than 21 businesses, including Abyssinia, African Harambe, Broadway Cellars, Bunz Bakery, Dawghaus Café, Ethiopian Diamond, Gino's North, Green Village Restaurant, Habibi Restaurant, Metropolitan Coffee Company, Ole St. Andrew's Inn, Patio Beef, Pumping Company, Ras Dashen Ethiopian Restaurant, Stella Espresso Company, Super Taqueria Susupuato, Terry's Toffee, Thai Grill, True Nature Foods Juice Bar, Uncommon Ground and Viet Bistro.

We set off from the starting point at Loyola's Simpson Room at Winthrop and Sheridan, armed with a walking map as our pass for the evening. We tried to nibble our way through the tastes and flavors of as many of the 22 participating restaurants as our tummies would allow. Along the way, we came across a variety of musical performances, a dance party, an art exhibit, great shopping specials and other high-

lights peppered amongst the food. All of these delectable treats for the eye, ears and tummy were included in the advance ticket price of \$25. Zigzagging from Devon & Glenwood at the westernmost point to Broadway & Ardmore and back & forth along the side streets in between adds up the miles! There was a free trolley service with numerous stops along the route for those who needed it, although we didn't use it so we could walk off all that food.

We didn't hope to stop at every place, but here are some highlights: Habibi at 1225 West Devon was our personal favorite. They had almost a full dinner buffet and made everyone so welcome that it was hard to move on. Another great example of family hospitality was Ethiopian Diamond at 6120 N. Broadway where we felt we were visiting with a long-lost family. I had never tried Ethiopian food, and it's totally delicious and very, very healthy. Thai Grill at 1040 W. Granville featured its famous pad Thai and egg rolls – light, vegetarian, and healthy. True Nature Foods owner Paula Companio dished out refreshing fruit smoothies as “palate cleansers” along the way (see photo). Another local favorite, Uncommon

Ground, offered a terrific educational experience about environmentally conscious living along with tasty tidbits from its menu.

We ran out of steam with a dessert bun at Bunz Bakery, one of our newest local additions at 1136 W. Thorndale offering sweet, exotic treats and finger licking-good sticky baked goods, a great way to end a super evening.

Our conclusions: We found that the most generous and hospitable hosts were our most exotic restaurants from far away, with owners personally involved and helping to dish out generous samples. The “chintziest” in terms of food and welcome were a couple of the newer high-end ones. We won't name them, but we thought they missed a bit of a chance to shine. As a side benefit, it was super to talk to neighbors we hadn't met, run into friends we hadn't seen in a while, and see all those smiling, munching faces along the way. And guess what — if you missed it, you can try your very own dinner crawl anytime — just move from one place to the next from appetizers through several main courses, dessert, and coffee. Edgewater has it all!

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MECA board meeting notes

by Elaine Winans

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.

MECA board meeting

Tuesday, Oct. 14, 2008

Attendance: 12 board members, 2 management representatives and 7 residents
Presiding: President Molins

OPEN FORUM

Resident comments and questions:

- 1) Self-parker denied right to have access to second floor of garage. *Will be remedied.*
- 2) Question of procedures concerning expected guests at the doorman's station.
- 3) Discussion of politics and resident personal information by doorman considered wrong. *In either case,, please get the doorman's name and report the incident to the offices.*
- 4) Lower level new automatic door closer on west side not closing. *Still being adjusted.*
- 5) Had tile been considered for the mall? Yes, but there were several concerns — tile is slippery when wet, it is noisier and shows dust more.

TREASURER'S REPORT

Neil Warner

- 1) **Financial statement**
Balance on hand, cash and reserves
\$2,982,038.73
- 2) **Delinquencies**
\$47,629.69
(October financials were not available at meeting time due to the early date of the meeting. The updated information was distributed to the board as soon as it became available.)
- 3) **Audit**
Final draft will be distributed to the Financial Committee and once approved will be mailed to owners.

COMMITTEE REPORTS

- 1) **Rules and Regulations**
Cass Buscher
No report

2) **Floor Representatives**

Eleida Gomez

We used to have wheelchairs available for residential use. Liability issues have curtailed this benefit. Buckled ceiling tiles in laundry room. Passenger elevators not leveling. Several unit water heaters burst.

3) **Security**

Sandy Chaet

No report

4) **Social and Educational**

Sandy Chaet

Holiday party Dec. 17. Hanukkah lighting 2nd candle Dec. 22. Halloween ribbons — get the orange ribbons from the management office. Tie on your door knocker to indicate to the trick-and-treaters to knock at your door. If no ribbon, they know not to knock. Please, trick-and-treating should stop at 9pm.

5) **Commercial Property**

Avany Penaherrera

No report

6) **Architecture & Aesthetics**

Steve Ransone

No report

7) **ASCO report**

Sandy Chaet

No report

8) **Garage**

Martina Molins

Standard Parking report

Shade Little, Mgr.

(The below September figures were not available at meeting time.)

Claims

Approved:	1
Denied:	1
<u>Pending:</u>	<u>1</u>
Total:	3

Changes

New monthlies:	7
Cancellations:	6
Upgrades	5

Waiting lists

Single self-park:	8
Tandem self-park:	3
Second car:	0

Monthly parkers

Single:	141
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Tandem:	41
Valet:	311
Preferred:	2
Motorcycle:	1
<u>Engineer:</u>	<u>NC</u>
Total:	496

Garage capacity

Single	144
Tandem:	72
Valet stalls:	295
Valet aisles	20
<u>Motorcycles:</u>	<u>3</u>
Total:	534

(Under capacity) 38

Editors note: Bringing the garage up to capacity could generate \$50,000 in yearly revenue.)

9) **Public & Community Affairs**

Sandy Chaet

No report

10) **Pets**

Sandy Chaet

No report

11) **Parents**

Marcia Fishman

No Report

12) **Sports and Entertainment**

Neil Warner

A new yoga class began October 6, with 11 residents participating.

13) **Finance & Insurance**

Neil Warner

No report

14) **Long Range Plans & Special Projects**

Leon LeRoy

Discussion of carpet specifications for the Captain's Walk Mall.

15) **Communications**

Cass Buscher

No report

16) **Legal**

Cass Buscher

No report

17) **Building Maintenance & Services**

Chris Chiodo

Elevator frames and doors have been refinished. New automatic doors in the lower level and lobby have been installed but still need more adjustment due to wind and air pressure.

18) TV

Cass Buscher

No report

19) Life Safety

Sandy Chaet

No report



What's happening around the building

by Chris Chiodo, MECA Manager

MANAGEMENT REPORT

Chris Chiodo

Items requiring

immediate board action

1) **Lobby mirrors proposals**

Proposals for mirrors to replace the temporary wall that was installed to cover the area where travertine was removed to get at a plumbing problem. The travertine was not reusable due to cracking during removal.

Bidding was let and a contract was approved to install three mirrors in this area.

2) **Racquetball court HVAC**

New HVAC system approved.

3) **Proposal from Picker & Assoc.**

Proposal approved for our auditing by Picker.

4) **Approval of 2008 budget for submission to owners**

Budget approved.

5) **Report on increasing the size of the exercise room.**

Dean Lerner

Management provided the board with pros, cons and related costs (excluding new equipment) to move the exercise room to either the existing billiard room or the existing Community Room. The billiard room provides approximately 100 square feet more space than the Community Room and is 180 square feet larger than the existing exercise room. Upon discussion the board approved switching the exercise room and the billiard room and replacing the north-facing brick wall with floor to ceiling windows (in the current billiard room). It was suggested that the entrance to the new exercise room be relocated to the hallway leading to the north fourth floor deck and that this new door include a "wall of windows" leading into the new exercise room. Other particulars related to the new room, including new equipment, were sent to committee for detailed discussions and recommendation/presentation back to the board.

Assessments: Assessments are due by the first of each month. A late charge will be assessed for any delinquent account on the close of business on the 15th of each month.

Please send remittance to:

Malibu East Condo Assoc.

% Sudler – 80

8401 Innovation Way

Chicago, IL 60682-8401

The management office will not accept assessment checks.

Budget 2009: The board of directors have prepared and approved the 2009 budget for submission to the owners. You should have received a copy by Oct. 24. It will be discussed and adopted at the board meeting Nov. 25. Unit owners

who have questions regarding the proposed budget can either submit questions in writing or ask questions in person at the board meeting. Please contact the management office if you did not receive a copy of the budget.

Swimming pool: The swimming pool is closed for the season. I would like to thank the lifeguards and staff who help keep it open so far into the season with no problems. We are confident that pools will open on time in 2009.

E-mail: You may contact the management office or the board of directors for any reason, with requests, concerns, problems, etc. at malibueast@awb.us

Items requiring future board action

1) **New HVAC contract**

Tabled

2) **Captain's Walk carpet**

Gathering information

Items not requiring board action

1) **Satellite TV status**

No report

2) **Façade ordinance repairs**

Leaks from rain

The engineers are preparing a report.

3) **Garage construction project**

Report of leak from pipe. The cause of the leak is being investigated.

Richard Strauss

Will have a meeting to plan the work for 2009. The supposition is that there will be fewer problems with parking during the next phase and residents will be less inconvenienced, especially during the holidays.

4) **Laundry room project**

Dean Lerner

The board authorized management to obtain proposals for an electrical consultant to develop detailed specifications (and obtain bids) to bring the required increased amount of electricity from ComEd into the

building to feed the equipment in the laundry room. This increased amount of electricity is necessary if a change is going to be made to replace the existing equipment with larger dryers. The electrical demands before the laundry room renovation didn't meet code. Current code requires more electricity than is currently available to be installed in order to install the larger dryers. Initial estimates for this project are approximately six figures, but your board discussed taking the above mentioned steps to pinpoint the actual costs involved, so that the board can determine whether it should undertake the project now or later.

5) **Unit sales**

43K	\$212,500	
25G	\$250,000	
15K	\$235,000	
07M	\$159,000	pending
26F	\$265,000	
29F	\$215,000	
17L	\$200,000	

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION
The meeting ended at 9:58pm and went into closed session.

Community Calendar

by Miriam Romain

COMMUNITY AFFAIRS

EDGEWATER

BRANCH LIBRARY

CAPS 24th Dist. Beat #2433
Come meet our beat police.
Wednesday, Nov. 5, 7pm
(1st Wed. of every month)

Saturday Book Club

11am 1st Sat. month
1210 W. Elmdale
312-744-0718
tinyurl.com/5155tl

WHITE CRANE

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
whitecranewellness.org

THEATER/SHOWINGS

BLACK ENSEMBLE THEATER

"The Other Cinderella"

Cinderella was born in the projects, the Brothers are from the hood, the Stepmama works at the post office, the Step-Sisters are ghetto fabulous and the Fairy Godmama is from Jamaica. In this Kindom everybody's got soul!
8pm Fri./Sat., 3pm Sun., \$45
Now playing thru Dec. 28
4520 N. Beacon
773-769-4451
blackensembletheater.org

CITY LIT THEATRE COMPANY

"The Confession by Mary Roberts Rinehart"

Psychological thriller — woman rents a house and finds in it a confession to — but no evidence of — a horrible crime.
8pm Fri./Sat., 3pm Sun.
\$25, discounts available
Nov. 7-Dec. 14
1020 W. Bryn Mawr
773-293-3682
citylit.org

CORN PRODUCTIONS CORNSERVATORY

Attila presents:

"Aunt Nancy and Her Stories"

Eccentric aunt comes to stay with a family.

2pm Sat./Sun., \$10
Thru Dec. 15
4710 N. Lincoln Ave.
312-409-6435
cornservatory.org

FACTORY THEATRE

"Bustin' Out Of The Hell"

(Located in the Prop Theatre)
8pm Fri./Sat., 7pm Sun.
Nov. 2–Dec. 6, \$20
3504 N. Elston Ave.
312-409-3247
thefactorytheater.com

LIFELINE THEATRE

Theatre Building Chicago

"The Mark of Zorro"

4pm Sun., 7:15pm Thu./Fri., 4&8pm Sat.
Nov. 2–23, \$30
1225 W. Belmont Ave.
773-327-5252
lifelinetheatre.com

KATHLEEN MULLADY THEATRE

"The Good Woman of Setzuan"

The fable of three gods' search for 'good' people
Nov. 7–16, \$15, discounts available
7:30pm Thu.–Sat., 2pm Sun
Loyola University
6525 N. Sheridan Rd.
1125 W. Loyola
773-508-3847
luc.edu/theatre

NEO-FUTURARIUM THEATRE

"Mr. Fluxus"

Enter and explore all 13 rooms of The Neo-Futurarium — climb, listen, hammer, saw, twist, spy, squeeze out of — leave amazed, confused, inspired.
Nov. 1–Dec. 8, \$13 or less in cash
7:30pm Thu.–Sat.
5153 N. Ashland Ave.
773-275-5255
neofuturists.org

REDTWIST THEATRE

"Shadowlands"

Love story of famous British author and scholar C. S. Lewis
Nov. 3–30
8pm Thu.–Sat., 3pm Sun
Thu. \$22, Fri./Sun. \$27, Sat. \$30
Seniors/students \$5 off

1044 W. Bryn Mawr
Chicago, IL 60660
773-728-7529
redtwist.org

MECA EVENTS/MEETINGS

Dialogue staff meeting

Tuesday, Nov. 19
7:30pm — Community Room

Thursday afternoon

discussion group

Thursday, Nov. 20
(every 3rd Thurs. of month)
2:00pm — Community Room

MECA board meeting

Tuesday, Nov. 25
7:30pm — Windjammer Room

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

November holidays

National American Indian Heritage Month

November 1

Christian: All Saints Day

American: Sadie Hawkins Day

Pagan Wiccan: Samhain

November 2

Rastafarian: Haile Selassie Coronation Day

Christian: All Souls Day

Mexico, Latin America: Dia de los Muertos

November 11

American Secular: Veterans Day

November 12

Baha'i: Birthday of Baha'u'llah

November 13

Sikh: Guru Nanak's Birthday

November 24

Sikh: Guru Tegh Bahadur Martyrdom

November 26

Baha'i: Day of the Covenant

November 27

American: Thanksgiving

November 28

Hindu: Diwali

November 30

Christian: Beginning of Advent

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6033 N. Sheridan Rd. at Glenlake

7050 N. Western Ave., south of Touhy

(773) 761-4300 thefirstcommercialbank.com

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Building Maintenance and Services Committee

Steve Ransone Accomplishments during the past year:



- Refinished the metal work at the front entrance.
- Professional polished marble flooring in the elevators and first floor elevator lobby.
- Replaced damaged fencing on the Sheridan Road side of the building. (This is the second time this has been done since its installation.)
- The association was able to save \$5,000 in sod replacement costs due to protective nature of the new fencing on Sheridan Road. In years past, we've had to replace all of the sod on Sheridan Road due to winter damage. This year, our staff seeded the area and the results were first class.
- Swimming pool was re-surfaced and new tile was installed.
- Re-tiled the Sheridan Road north Captain's Walk foyer.
- Replaced the security monitors at the doorman desk.
- Installed new pavers and drainage on the Glenlake entrance to the front drive.
- Replaced a 120-gallon hot water heater that services the laundry room.
- Installed new mirrors in the men's sauna outer room on the 4th floor.

Ongoing projects:

- Continued management of the hallway carpet cleaning. In 2008, an outside company was asked to study the quality and installation of the carpet. Their report indicated that the carpet is performing up to warranty. To ensure improved cleanliness, Chris and his team have committed to a regular schedule of cleaning.

Upcoming projects:

- Automated door openers on the lobby level service elevator hallway and on the lower level Sheridan Road entrance from the Captain's Walk should be completed by December.
- We've approved a bid to replace the HVAC in the racquetball court.

Editorial

Jack Winans, Dialogue Editor

Twenty-seven years ago, after many visits to the Sheridan Road Condo Canyon and climbing into the heights of multi-storied residential buildings, my wife, Elaine, and I reached the zenith of our search.

We fell in love with a building that had not only a plethora of amenities, but a warm character that shone in the faces of the residents, and we embraced the exciting possibility of joining with the many talented and active volunteers who helped to keep this association humming with activity and community conviviality. And so, we moved ourselves, our hopes, our expectations, our future obligations and our belongings to Malibu East.

At the time, the building was only 10 years old with few maintenance problems. The building had an ethnic mix that was homogeneous and enlightening for me, as I grew up in a very small central Illinois town. The friends we made had similar values and a sense of community responsibility as did most from the so-called "great generation."

The board and committees functioned well, with enough attendance and residential/owner commitment to support the needed repairs as the building aged and raised the funds necessary to keep the building, not only in top shape, but to provide additional amenities and improvements to the original ones. There has been a wide range of social events that not only provided entertainment, but also kept us united as a community.

However, as the years have gone by, and perhaps due to an influx of busy two-income, two-job younger residents, a drop in the number of volunteers has diminished our capability of providing the best for all of us.

This is doubly unfortunate as many — if not most — of these new residents are intelligent, educated professionals with much to offer. And service on the board or on a committee can result in rewards, not only in the satisfaction of serving others, but in tangible rewards such as a bullet point on that résumé, contacts with other professionals and an educational experience to add to your repertoire.

Further, some of the old guard is starting to feel a little burnt-out after serving so many years — and would welcome with open arms the ideas and the energy of these younger residents and some of those not so young who haven't stepped forward yet to offer their thoughts and dreams and perhaps lead us to greater accomplishments.

This past decade, I've had the opportunity and pleasure to serve as editor of the Dialogue. I've enjoyed it immensely as it has enabled me to turn an avocation into an almost full-time volunteer position, where I get invited to all the community meetings and events. I especially have enjoyed our social activities, the Easter egg hunt, the casino trips, the children's Halloween party and the holiday party. Six years ago, the Dialogue instituted a new tradition, the annual Winter Holiday Door Decorating Contest.

All of these events take lots of work. Lots of volunteers!

Unfortunately, there has been a drop in volunteers. I know that everyone has a life, a busy life, but Malibu East can and should be a big part of that life. This year, there was no casino trip, no Easter egg hunt, and now I've learned that the annual children's Halloween party has been cancelled — Due To A Lack Of Volunteers!

We can do better! We must do better! We have all made a huge investment in buying into the Malibu East Condominium. With the economy and the real estate market taking a dumpster dive, it's time to protect your investment by devoting some time to your association.

If every one of our approximately 1,200 residents donated only one hour per month, we'd have 14,400 hours or 1,800 full working 8-hour days or 360 weeks or almost seven years of continuous work. Why don't we have enough volunteers to hide a few Easter eggs?

An insert in this month's issue lists the committees that make this association work. It's your job, it's everyone's job to spend a little of your valuable time helping to keep Malibu East as the best condominium and the best investment on Sheridan Road.

What are you going to do with YOUR hour?

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Ara Mayian says, "Ouch."



Flu shots

There were about 56 people who had flu shots. We were surprised at the low turnout; we usually average 70-80 between the two buildings. Probably lower due to so many other places giving shots — Dominick's, Walgreen's, etc. We do hope to do it again next year — we shall see.

Source: Chaet e-mail

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. Provide your name, unit number, winter address, MECA phone number, dates of departure and return for the Dialogue at the doorman's station.

New ECC director

After many years of service to the business community Sheli Lulkin, has resigned as Executive Director of the Edgewater Chamber of Commerce and has been replaced by Jay Delaney of Gulfport, Fla. Sheli will continue her community activism as leader of ASCO (Association of Sheridan Condo/Co-op Owners).

Source: ECC e-mail



Winter holiday door decorating contest

By Jack Winans

If you would like to be a judge (anonymous) for the seventh annual unit door and residential hallway winter holiday decorating contest, please contact the Dialogue by Dec. 15. Judges must be willing to inspect all 42 residential floors.

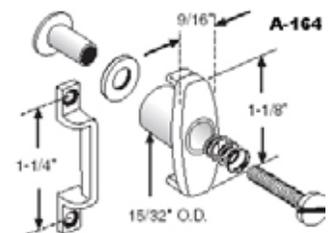


Patio screen door latches

By Jack Winans

After the bedroom screen door was "knocked out" of its tracks by the wind-driven drapery onto the patio for the third time, my wife said that if the latch was fixed, that wouldn't happen. The keeper had long been broken although the spring swivel latch was still intact.

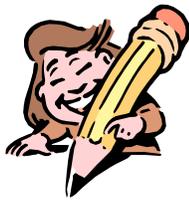
A sample ordered through Devon Clark Hardware led to a supplier that offered the entire assembly for \$3.49 ea. or 10 for \$2.99 ea. Contact HD Supply at 1-800-431-3000, the item number is 849925.



Perhaps our maintenance staff can stock this item in the future.

Dear Etta Kitt,

I'm not a cleaning fanatic or a "germaphobic." My sink has its share of piled-up dirty dishes and the beds don't always get made by bedtime — but I don't feel that I have to put up with other people's dirty habits. I'm especially peeved at one person who always sorts their dirty laundry on the laundry room tables. These tables are for clean laundry only!



The Malibu East Rules and Regulations specifically mention this, so it's not like the person doesn't know this (even if they don't know any better!).

While I'm at it, why do others slam and bounce the dryer doors open so that they're hanging out into the aisle and forcing me to unload my armful of clothes in order to close the doors and get by.

Signed Unfanatic



Dear Unfanatic,

I can understand why you would not want to sort your clean clothes on a surface possibly contaminated with someone's germs or at the least with their sweat and dirt.

Some residents either don't know the rules or choose to ignore them. Perhaps you could mention to the offender, in a non-confrontational way that they may not be aware of this rule.

Any more than this might cause an unfriendly confrontation, and is it really worth going to that extreme? To borrow and paraphrase an old saying, "Live and let live, and you'll live to see another day."

**'Town Crier' announcements
by Rodica Ilc**



We welcome all new residents to our building, including:

If you have information concerning talented or famous MECA residents, please contact the Dialogue.

Balcony Man by Scott Virzi



Reach 500 units here plus 50 condominium offices!

HEAT COOL Service Co. 

We Cool the Heat And Heat the Cool
Serving Chicago over **50** years
Full service, sales and installation of all brands
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CHICAGO, IL 60660

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HOURS:
Tuesday 9:30-5:00
Wednesday 9:00-7:00
Thursday 9:30-6:00
Friday 9:00-7:00
Saturday 8:00-5:00
Sunday by appointment only

6033 N SHERIDAN RD
CAPTAIN'S WALK
CHICAGO, IL 60660

TELEPHONE: (773) 561-6595
(773) 561-6596

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Malibu Convenient Food Mart
6033 N. Sheridan in the Captain's Walk

Stop in for coffee – and 

Fresh pastries delivered daily

Mon/Fri 8 am to 9 pm
Saturday 8:30 am to 8 pm
Sunday 9 am to 5 pm

For Delivery Call: 773-769-5440

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Grooming — 773.878.7233
Daycare/boarding — 773.989.8807



MECA's management structure

By Thomas C. Vaughan
Former MECA Director



This outline will explain the business process that is used at MECA. Some of these procedures are directed by Illinois law while others have been developed by good management practices tempered with common sense.

Through an election procedure, the owners of record of MECA annually elect six candidate owners (plus a number to serve out the remaining term of any vacancies) to serve on MECA's 12-member managing board for a two-year term. These candidates are elected from owners who have indicated their desire to serve on the board by completing an election application distributed to all owners. Any owner is eligible to run for board service. Election results are tabulated by an independent firm at the annual meeting of MECA owners held each fall.

At this annual meeting, the resulting new board in turn elects officers from its members to serve for the following 12 months. Currently, these officer positions are 1) the president, who serves as the chief executive officer of MECA, 2) a vice president, 3) a second vice president, 4) a secretary, 5) an assistant secretary, 6) a treasurer, and, 7) an assistant treasurer.

Temporary select and standing committees are formed as the president and board see fit to investigate and analyze sundry categories of issues on behalf of the board. The president designates a committee chairman and assigns board member participants to each of these committees. By design, some committees are also open for membership to any owner in the building expressing interest, while others may be restricted to board or officer participation only. All board members are invited to attend any open committee meeting. Members of these committees work for the committee chairmen, who in turn report to the president and the board. Committee authority is limited to the gathering of information and data in order to advise and recommend action to

the full board of directors.

In executing its responsibilities, the board is able to delegate the day-to-day management of MECA's business by hiring a manager and a real-estate management firm to oversee operations. Periodic meetings of the board (usually the fourth Tuesday of the month) are held where the business of MECA is discussed and handled according to a board-approved agenda. A quorum for the meeting is met when more than half of the board members are in attendance. The manager, management firm, committee chairmen, and officers report significant events, ongoing project updates, and offer suggestions for board consideration and resolution at such meetings. Motions are passed with a majority vote of board members in attendance. Attendance at board meetings is open to all owners, with the meeting dates announced 48 hours prior, except for special meetings (owners' meetings), which require greater advance notice. An open question period for owners precedes the official calling of the meeting to order, and a second open question session is usually scheduled for a recess midway through each open meeting. At the conclusion of regular business the board may retire to closed session to discuss personnel matters, issues private to specific owners, board disciplinary matters, and negotiation strategies relative to contracts and potential lawsuits.

The Illinois Condominium Property Act dictates that certain items must be brought to a full vote of the owners. Such items would include exercising MECA's right of first refusal for the purchase of a condominium unit, the sale of a MECA-owned unit, or approval for non-emergency capital expenditures in excess of \$10,000 not previously approved in the annual budget. Owners' meetings can be called by either the president, a majority of the board, or 20% of the unit owners with no less than 10 days' written notice mailed to all owners. It has been the practice of MECA's boards to inform all owners and solicit their ideas for items having a significant impact on the building, its finances, or its lifestyle. However, when not dictated by law, this advice and consent usually has not included a binding formal vote. Such owners' meetings are coordinated by

building management and are called at the board's direction.

While this is a general outline of the management process at MECA, any specific questions or uncertainties can be answered by the president of MECA or its officers. For a complete presentation of our guiding principles, please refer to the Illinois Condominium Property Act of January 1, 1963, as amended, and MECA's Declaration of Condominium and Bylaws.

*Editor's note: For documents pertaining to condominium law and Malibu East, go to www.malibueast.org and click on **Reference**. If you do not have Internet access, please provide a blank disk to the Dialogue editor with your request.*

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We currently have delivery openings for volunteers and for writers of new monthly columns, the "Neighborhood Notes" and a "tech" column.



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The Malibu East Dialogue is a rarity, a professionally produced and printed multi-page monthly condominium newsletter. As an added bonus, the Dialogue is typically published at no cost to our association owners due to paid advertising.

Call the editor or come to a staff meeting, usually at 7:30pm in the Community Room on the third Wednesday of every month. Watch the Dialogue for changes in meeting dates or contact the editor at:

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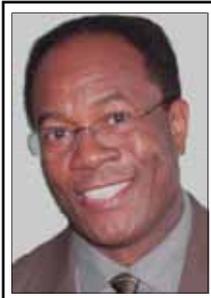
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The Malibu East Condominium (MECA) *Dialogue* is published by resident volunteers to promote communication among owners, residents, the Board of Directors, management and staff of Malibu East Condominium, 6033 North Sheridan Road, Chicago, IL 60660.

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

Letters to the MECA *Dialogue* Committee are encouraged. Its staff reserves the right to edit those letters which it sees fit to print and to print only those with constructive content. Letters to the *Dialogue* Committee may be left at the management office.

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