

Malibu East Dialogue

February 2011

Your Communication and Information Resource

The front page article was removed from the Website version for privacy reasons

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MECA board meeting notes Tuesday, Jan. 25, 2011



By Elaine Winans

Elaine@MalibuEast.org

Attendance: 10 board members, 2 management representatives and 14 residents
Not present: Leon LeRoy, Richard Strauss

Presiding: President Molins

OPEN FORUM I

Resident comments and questions:

- 1) I'm proud to live in this building.
Q1: What is the percentage of renters in our building? Is it excessive?
At present, we have only 12-13% of our units not owner-occupied. This is half of a 25% rental rate, which might be considered problematical by lending institutions.
Q2: Due to the scaffolding and temporary false ceiling in the atrium, the cameras that are installed to aid our doorman in controlling atrium traffic are currently not available. Will these be available after the work is done and will they be supplemented? **There are lots of things we can do to make the atrium better, paving stones, etc., and we will certainly look into improving this area.**
- 2) I have endured billing confusion and miscommunications with our cable TV supplier, USA Wireless. This includes a maintenance fee problem and other issues. **Chris will help you to work to a solution.**

REVISIONS TO AGENDA

- 1) Executive session items
- 2) Leases
- 3) Fitness Room carpet

TREASURER'S REPORT

Neil Warner

- 1) **Financial statement**
Balance on hand, cash and reserves
\$2,732,260.24
- 2) **Delinquencies**
\$200,613.49
- 3) **Audit**
Will attempt to finalize the audit this week.

COMMITTEE REPORTS

- 1) **Rules and Regulations**
Marcel Molins

Two issues to be discussed in executive session.

- 2) **Floor Representatives**
Eleida Gomez

The board authorized that a list of floors with and without floor representatives will be posted in the Dialogue. For privacy concerns, no names will be printed. The name of your floor representative should be made available to you through a letter from him/her, distributed to your floor, and may also be acquired in the management office. Mark Golden, Marcia Fishman and Kim O'Neal are the board liaisons and will work on scheduling the first meeting and agenda.

- 3) **Security**
Sandy Chaet
(No report)

- 4) **Social and Educational**
Sandy Chaet

A magician will give a free performance Sunday, Jan. 30 at 2pm in the Windjammer Room.

- 5) **Commercial Property**
Marcel Molins

A report will be given during the Executive Session

- 6) **Architecture & Aesthetics**
Daniel Denton
(No report)

- 7) **ASCO report**
Sandy Chaet
(No report)

- 8) **Garage**
Martina Molins

16 cars have elected to move their cars out of the building during garage construction.

Standard Parking report

Alex Diakoumis, Mgr.

Claims

Approved:	0
Denied:	0
Pending:	1
Total:	1

Waiting lists

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

Monthly parkers

Single:	131
Tandem:	28
Valet:	277
Preferred:	0
Motorcycle:	0
Engineer:	NC

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.

Total: 436

Garage capacity

Single 144

Tandem: 72

Valet stalls: 295

Valet aisles 20

Motorcycles: 3

Total: 534

Under capacity 98

Changes

New monthlies: 3

Cancellations: 1

Upgrades 0

- 9) **Public & Community Affairs**

Sandy Chaet

(No report)

- 10) **Pets**

Sandy Chaet

A serious complaint will be discussed in the executive session.

- 11) **Parents**

Daniel Denton

(No report)

- 12) **Sports and Entertainment**

Neil Warner

Working on the Billiard Room project. Waiting for quote for electrical service for desired lighting changes. Paneling is all installed; looks excellent. Suggest two ceiling lights, 4 wall sconces and a hanging lamp over the billiard table. The same type of carpet as newly installed in the Windjammer Room (a different color) will be installed in the Billiard Room.

Carpeting approved at a cost of \$1,600.

The potential lighting changes and electrical work will delay the opening of the Billiard Room.

- 13) **Finance & Insurance**

Neil Warner

(No report)

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

Leon LeRoy

(No report)

- 15) **Communications**

Neil Warner

No major issues with the Dialogue; advertising is picking up.

16) **Legal**

Marcel Molins

*(No report)*17) **Building Maintenance & Services**

Eleida Gomez

New blue-gray carpet in the Wind-jammer Room. Woodwork has been refinished.

18) **Cable**

Sandy Chaet

*(No report)*19) **Life Safety**

Sandy Chaet

We are close to receiving quotes and proposals.

MANAGEMENT REPORT

Chris Chiodo

Items requiring**immediate board action**1) **Garage compressor-dry sprinkler system**

Tabled to next meeting.

2) **Directors & officers insurance policy**

Renewal comes up the end of January.

Renewal approved based on quote.

Items requiring**future board action**1) **Building main drain cleanout program**

Chris, Lou and Mike are working on a program to clean all of the main drains that are scattered throughout the building.

Better practices by residents could improve the condition of our main drains. The board suggested that an article informing residents of proper drain procedures and good practices for using garbage disposers and in keeping drains clean be prepared and printed in the Dialogue for dissemination. Information and practical suggestions will be solicited from maintenance and Dean Lerner.

Items not requiring board action1) **Laundry room contract 3/25/12**

Electrical work is still not moving forward due to the additional needed electrical panel having not been installed.

2) **Facade ordinance repairs**

No work being done at this time.

3) **Garage construction project**

We are back to allowing drivers into the garage waiting room. Work is on schedule. A work progress/schedule

Management report

By Chris Chiodo

malibueast@awbworld.com

Assessments: Assessments are due by the first of each month. A late charge will be assessed for any delinquent account at 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.

Parking garage repairs 2011: A work progress board has been set up outside

the management office. We are on schedule and have not run into any problems that would lengthen the project.

Cancellation of SNAPP: The management office must be notified in writing that you wish to discontinue your participation in the program 60 days prior to the closing on the sale of your unit.

Cancellation of parking: The garage manager must be notified with a written cancellation request plus the decal NO LESS THAN (30) DAYS PRIOR to the proposed date of cancellation. Cancellation forms are available from the garage manager.

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

malibueast@awbworld.com

SPECIAL NOTICE

A garage construction progress board has been set up outside the management office.

board will be placed in front of the management office.

4) **Unit sales**

31C \$1,100 lease

30G \$190,000 sale pending

33M \$1,100 lease

13J \$1,400 lease pending

5) **MECA-owned units update**

7M is almost ready to put on the market

18D listing price lowered to

\$225,000

28E

16M is being repaired

RATIFICATION OF ACTION TAKEN DURING CLOSED SESSION1) **Ratification made of Executive Session proposals.****NEW BUSINESS**1) **None****OPEN FORUM 2 8:30pm****Resident comments and questions:**

1) As banks currently offer very low rates, has the board and treasurer considered credit unions? **The board will look into it.**

2) After construction is complete, is it feasible to convert some of the tan-

dem spots to higher-revenue single self-parking? **Will look into it during a general review of our population of cars and the current downward trend in garage usage.**

3) Is recycling making progress? Can we get monthly reports?

4) Who is responsible for contacting the real estate agents concerning our unsold MECA-owned units? Is there something we can give as a perk to buyers — perhaps six months' free parking, etc. **The real estate market is currently lousy. We might see a few more renters in the building as owners want to move and cannot sell. We are competing with banks that want to clear their books and are willing to sell at really low prices.**

5) This is the second year in a row that some floor hallways are really cold. **Will check; there is a possibility that some heating units have burned out without our knowledge.**

The meeting ended at 8:45pm and went into closed session.

Community Calendar

By Betty Mayian

COMMUNITY

AFFAIRS

BROADWAY

ARMORY

Indoor park, six gym floors, trapeze classes, senior activities, athletic equipment, meeting room, computer center, batting cage, fencing equipment, dancing floor, shuffleboard, weights, arts and crafts, aerobics, ping pong, after-school activities, and more.

5917 N. Broadway
312-742-7502

EDGEWATER BRANCH LIBRARY

Saturday Book Club

11am 1st Sat. month
Regular hours:
Mon.–Thu. 9am–9pm
Fri.–Sat. 9am–5pm
1210 W. Elmdale
312-744-0718

EDGEWATER

HISTORICAL SOCIETY

Andersonville Historic District Exhibit

New regular museum hours:
Saturdays and Sundays 1–4pm
5358 N. Ashland Ave.
773-506-4849
edgewaterhistory.org

WHITE CRANE WELLNESS

CENTER

Adult day wellness programs for 60 and over.
Gentle yoga, tai chi, music exercise, lunch and snacks.
Transportation provided within boundary area.
1355 W. Foster Ave.
773-271-9001
whitecranewellness.org

THEATER/SHOWINGS

CITY LIT THEATRE COMPANY

“Volpone” by Ben Jonson
Greed and lust are only a part of this dangerously funny satire from the Renaissance.
Thru Feb. 27
1020 W. Bryn Mawr
773-293-3682
citylit.org

GRIFFIN THEATRE COMPANY



“Port” by Simon Stephens
An abandoned girl finds the strength to make her way in the world.
Thru Feb. 26
At the Raven Theatre Building
6157 N. Clark
773-327-5252
griffintheatre.com

LIFELINE THEATRE

“Somebody Loves You, Mr. Hatch”
A Valentine’s Day delivery provides a transformation for a dull person.
Recommended for ages 5 and up.
Thru Feb. 27
6912 N. Glenwood
773-761-4477
lifelinetheatre.com

PROFILES THEATRE

“Reasons to be Pretty”
by Neil Labute
Complicated relationships crumble when a wife is not considered pretty by her husband.
Thru Mar. 13
4147 N. Broadway
773-549-1815
profilestheatre.org

RAVEN THEATRE

“Radio Golf”
by August Wilson
Successful entrepreneur aspires to become Pittsburgh’s first black mayor.
Feb. 22–Apr. 9
6157 N. Clark
773-338-2177
raventheatre.com

MECA EVENTS/MEETINGS



Dialogue Committee meeting
Wednesday, Feb. 16
7:30pm — Community Room
Thursday afternoon discussion group
Thursday, Feb. 17
2pm — Community Room
(every 3rd Thurs. of month)
MECA board meeting
Tuesday, Feb. 22
7:30pm — Windjammer Room

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



FEBRUARY HOLIDAYS

National Black History Month

Wed 2

Candlemas (Christian)
Imbolc (Wiccan)
Groundhog Day

Thu 3

Chinese Lunar New Year (China, Korea, Taiwan, Vietnam)
Tet Nguyen Dan (Vietnam)
Rissun (Setsubun) (Shinto)

Fri 4

Rosa Parks’ birth anniversary
World Cancer Day

Sat 5

Mexico - Constitution Day

Tue 8

Vasant Panchami (Hindu)
Parinirvana - Nirvana Day (Buddhist)

Fri 11

Our Lady of Lourdes (Christian)
National Foundation Day (Japan)

Sat 12

NAACP founded
Lincoln’s birthday
NAACP Day

Mon 14

Race Relations Day
Valentine’s Day (Christian)

Tue 15

Nirvana Day (alternative date) (Buddhist)
Milad un Nabi (birthday of the Prophet Muhammad) (Muslim)

Thu 17

League of United Latin Citizens (LULAC) Founded American

Fri 18

Magha Puja (Buddhist)

Sun 20

Milad un Nabi (Shia) (Muslim)

Mon 21

Presidents Day

Tue 22

George Washington’s birthday

Thu 24

Flag Day (Mexico)

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Floor Representatives

By Jack Winans

Our association president, Marcel Molins, has taken a personal interest in the Floor Representatives Committee. He has been striving to make it more representative and hopefully a direct conduit from all residents to the board and the management office. At his direction, the board has attempted to fill in the many missing floor representatives by soliciting volunteers and, through a lottery, selecting additional names from floors lacking representatives, who were then contacted and asked to become a representative.



We are still missing representatives. (See below list). If you would like to volunteer, please contact the management office.

The duties of the floor representatives are listed on this page. Individual floor meetings will be at the discretion of each floor rep. Committee meetings will be on a regular schedule to be determined by the committee and its board liaisons.

Statement of Purposes of the Floor Representatives Committee

The purpose of the Floor Representatives Committee is to liaise with the Board and Management and to assist the Board and Management with the running of the affairs of the Association, by bringing problems, ideas and suggestions to the attention of the Board and Management.

1) Floor representative duties

- a) Attend the floor representative committee meetings.
- b) Know your Committee liaison.
- c) Be familiar with the MECA Declaration and our Rules and Regulations.
- d) Stay informed of our building issues and construction progress.
- e) Inspect your floor regularly.

- f) Report to the Board or Management any issue with respect to the floor which might concern the well-being of the residents of the floor or the Association.
- g) Post a note at each unit on your floor introducing you as their Floor Representative and encouraging them to bring to your attention or Management's attention any issues and concerns relative to your floor, the building or the Association.
- h) Encourage the residents on your floor to directly report to the office any incidents resulting in damage to, or soiling of, the hallway, or misuse of the bulk room or garbage chute.
- i) Encourage residents to read the Declaration and the Rules and Regulations.
- j) Encourage residents to frequently read the notices on the bulletin boards and The Dialogue.
- k) Deliver requests or observations in writing or by e-mail to the Management Office.

2) Floor Representatives Committee duties

- a) Respond to Board requests.
- b) Meet bimonthly in the beginning and more often if advisable.
- c) Report to the Board and Committee consensus requests. (If one resident has a singular complaint, direct him or her to the management office — but if it is the complaint of many residents, prepare a report for the Board.)
- d) Develop avenues of communication with residents.
 - i) Introduce new residents to the special character and responsibilities of condominium living.
 - ii) Introduce new residents to the amenities our association offers.
 - iii) Encourage owners and residents to participate in the government of the Association as volunteers for the Board or as members of the standing committees.

Floor	Position
	Open/Filled
4	Filled
5	Filled
6	Filled
7	Filled
8	Filled
9	Filled
10	OPEN
11	Filled
12	Filled
13	Filled
14	Filled
15	Filled
16	Filled
17	Filled
18	Filled
19	Filled
20	Filled
21	Filled
22	Filled
23	Filled
24	Filled
25	Filled
26	Filled
27	Filled
28	Filled
29	Filled
30	OPEN
31	OPEN
32	OPEN
33	OPEN
34	Filled
35	Filled
36	Filled
37	Filled
38	Filled
39	Filled
40	Filled
41	Filled
42	Filled
43	OPEN
44	Filled
45	Filled

Compiled list as of Thursday, Jan. 26
Apply at the office for open positions.

Reach 500 units here plus 50 condominium offices!

5128 W. Irving Park Rd.
Chicago, Illinois 60641
Business (773) 283-4600
Home (773) 271-7649
Cell (773) 520-1945
PSmith6033@sbcGlobal.net
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or renting ñ contact Percy**

Percy L. Smith
 REALTOR



**Active listing for sale
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42M**

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Helen Wagner

773-334-0200

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  Captain's Walk Mall
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HMWagnerRealty@sbcglobal.net

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



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

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

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

CLOSED MONDAY



Carlos Morales receives MALIBU EAST 30-Year Service Award

Presented by the Malibu East Association January 5, 2011 at a luncheon in his honor in the Windjammer Room

Present at the award ceremony were Morales family members:

Pictured left to right:

Grandson Jayden, wife Carmen, granddaughter Jisele, daughter-in-law Sonia, Carlos Morales, son Carlos Morales Jr., son Jose Antonio Morales, son Pascual Morales, grandson Joaquin Romeo, second cousin Armando De La Cruz

Malibu East Condominium

6033 N. Sheridan Road
Chicago IL 60660-3033
773-271-1732

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The Dialogue

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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 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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Your Malibu East
Newsletter

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Malibu East Dialogue