

# Malibu East Dialogue

October 2012

Your Communication and Information Resource

## State of the Association

By Marcel Molins, President

Dear friends and neighbors:

Another year has gone by and the challenges have not stopped. At the present time the biggest challenge we have is maintaining the value of the units. Obviously, the economic conditions are affecting very negatively our unit values. The situation is aggravated by the fact that unfortunately many of our owners have been faced with bank foreclosures, and the banks do not care about us and the value of our units and very often just dump the units at prices far below the market value of the units. It is for this reason that we have been buying units. We fully understand that the purchase price still appears in the real-estate listings, but we strongly believe that we are giving a message to the real-estate brokers and the banks to the effect that these prices are below market. An additional advantage of our practice of buying those units is that in each and every case we improve the units and when we put them back on the market, we are offering a superior product that is not only capable of attracting a better price, but also attracts owners who are



in a better financial condition. Tom Vaughan will provide a report on how we are doing in this area.

Our problem is aggravated by the fact that some of our neighbors have lost their jobs and fallen into very difficult financial situations. As a result of these unit owners' failure to meet their financial obligations, we have a very substantial number of delinquencies. The problem becomes worse due to the fact that the law does not favor condominium associations in their efforts to collect delinquent fees, and even though we are able to obtain a lien on the units, the mortgage of the banks comes ahead of us. Our only real remedy is to obtain possession of the unit after an elaborate and long legal process.

The other continuous challenge is to maintain the building and all of the related facilities in good condition. Thankfully, the garage repair project has basically been completed and we should be able to enjoy the facility, with minor repairs, for a long time.

On the other hand, the façade work will continue. Our building is now over 40 years old. We should expect continuous problems in these areas of the building and then we need to be ready to do the appropriate repairs in an orderly manner.

We will also have to face the final restoration and painting of the fourth-floor deck. Many of you may not have been aware that we also had to repair the ceiling of the boat dock immediately below the eastern portion of the fourth-floor deck. This work is basically completed, too. Therefore, we will be able to finish and paint that portion of the fourth-floor deck and thereafter decide whether to paint the remainder of the southern portion of the fourth-floor deck. Our vice president, Richard Strauss, will provide a fuller report on the garage repairs, the façade work and

the fourth-floor deck.

The list of projects to be completed is several pages long. I will only mention a few. One of the major ones is the need to replace the HVAC (heating, ventilation and air conditioning) equipment of the Captain's Walk. It failed completely during the hottest days of the month of August. We are analyzing several alternatives, but it will be an expensive and difficult project. We need, however, to provide our tenants with an adequate system and we will do it.

Improvements have been made to the infrastructure that supports our Laundry Room in terms of electrical power and ventilation, and we will be reviewing new contracts with a view toward replacing and updating the laundry equipment in the room.

The project of providing the appropriate lighting in the atrium is nearly complete. Many of you wonder why it takes so long. First, we need to make sure that we are installing the best possible system but also one which is as energy-efficient as possible. So, first we need to get consensus among all the Board members about the best installation option. Thereafter, we start the bidding process. We operate always on the basis of three bids, and this takes time. In this case, the process has been somewhat more time-consuming because, as you know, there are many alternative energy solutions and we wanted to be sure that we were making the correct decision.

Other major items include the revolving door in the lobby and the repairs in the shower areas of the saunas on the fourth floor.

The financial condition of the Association is good, in spite of all these challenges, as will be reported by our treasurer, Neil Warner.

The Board continues to be concerned about how to increase the security in

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### Malibu East events and meetings

#### Dialogue staff meeting

Wednesday, October 10

8:00 p.m. - Community Room

#### Board of Directors meeting

Tuesday, October 16

7:30 p.m. - Windjammer Room

#### Thursday afternoon discussion

Thursday, October 18

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

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



## Board meeting notes

By Neil Warner

### Tuesday, Sept. 18, 2012

Attendance: 11 Board members, 1 management representative and two residents

Excused: Martina Molins

Presiding: President Marcel Molins

#### REVISIONS TO AGENDA

1) "Boat dock" added to New Business.

2) "Atrium lighting" added to New Business.

#### ELECTION OF OFFICERS

The following officers were elected:

President – Marcel Molins

Vice president – Richard Strauss

2nd vice president – Thomas Vaughan

Treasurer – Neil Warner

Asst. treasurer – Carl Stahlheber

Secretary – Arthur Arfa

Asst. secretary – Maria Damp

#### MANAGEMENT REPORT – Angela

#### Valentine

#### New business

##### 1) Boat dock

Two change orders to the garage project have been approved, one relating to the repair of handrail base plates and the other relating to the installation of expansion joints on the north and south sides of the tower.

##### 2) Atrium lighting

The Executive Committee, acting on the recommendation of the Architecture and Aesthetics Committee, approved the bid by Connexion to install new, energy-efficient LED lighting in the atrium. The new fixtures will have much longer lives and lower annual electricity costs than the existing lighting and will come with a five-year warranty.

Meeting ended at 10:55 p.m.

### Annual owners meeting

#### Sept. 18, 2012

The annual meeting of voting members was held prior to the Board meeting mentioned above. President Marcel Molins gave a State of the Association report, followed by reports presented by various officers and committee chairs. (Most reports are reprinted in this issue.)

The owners voted to transfer any excess operating funds at year-end 2012, as determined by our annual audit, to the reserve fund at the beginning of 2013.

The results of the election of new Board members were announced, with each

elected candidate to serve a two-year term. The vote totals were as follows:

- Marcel Molins\* – 33.33%
- Carl Chadek – 32.20%
- Neil Warner\* – 29.69%
- Joan M. Scholl – 27.70%
- Sandy Chaet\* – 23.11%
- Arthur Arfa – 20.28%

\*Re-elected

Linda Touchstone and David Infante also were candidates but did not get elected.

## Sports/entertainment

By Neil Warner

The yoga class has met nearly every week since November 2005. It meets each Monday in the Windjammer Room. New class members can join class at the first session, which is usually the first Monday of the month. Beginners welcome. The current class has a record 15 participants.

The main Fitness Room continues to get heavy use, but we're not sure how much the auxiliary fitness rooms are being used.

We also have a Billiard Room, saunas, a racquetball court and a tennis court.

The swimming pools will close any day now. This was our first year using pool attendants instead of lifeguards, and it reportedly went well. The pools will require repairs before next spring. Also, the Board will consider the possible replacement of the pool furniture.

When the pools close, Golf will apply a membrane to the south side of the fourth-floor deck.

## Association-owned units

By Thomas Vaughan

Malibu East has purchased 12 units since 2008 through the exercise of its right of first refusal. Our primary objective is not to make a profit, but to maintain the value of our units, although making a profit has been a secondary benefit. Our preference is to sell these units, but we're willing to rent out some of them until the real-estate market improves.

We are currently leasing five units, and

(Continued on page 4)

## ASCO, public affairs

By Sandy Chaet

ASCO is the Association of Sheridan Condo/Co-op Owners, which represents over 35 buildings and more than 7,000 residential units on Sheridan Road. There will be a general meeting at 7 p.m. Oct. 23 at Malibu Condo Association, focusing on two topics. Michael Kim, a real-estate/condo lawyer, will speak about financing big projects through loans, and Peter Santangelo, president of Community Advantage Bank, will speak about fraud.

ASCO is working on legislation to be introduced that will increase the level of assessments that a condo association can collect on a foreclosed unit that is subsequently sold. ASCO would like to change it from six months to 12 months.

Ald. Harry Osterman will host a town meeting at 6:30 p.m. Oct. 16 at Emanuel Congregation, 5959 N. Sheridan Road. This will be an opportunity to hear updates about our community and ask the alderman questions.

Ald. Osterman has budgeted for Sheridan Road to be resurfaced. This year the southern portion of Sheridan will be completed, and the northern portion will be done next year. Promised for the future is streetscaping.

The Thorndale "L" station reopened in late September. There is a plan to place a security camera at the corner of Glenlake and Kenmore due to the increased activity there. Also, at the bus shelter near the corner of Glenlake and Sheridan, a CTA tracker will be installed soon.

## Pet Committee

By Sandy Chaet and Marcia Fishman

Thanks to Larry Rosen for designing the new signs that have been posted by the dog runs.

Our maintenance staff does wash and sanitize the runs. It will help if all of the dog owners do their part in maintaining the cleanliness of the run.

Dog owners should remember that if their pet does have an accident in any of the common areas, they must immediately inform the doorman or Management Office so that the staff can clean it up. If you and your dog are in the elevator with other dogs, please keep your dog on a short leash, close to you.

All pets need to be registered in the office.

Please keep in mind that the meeting notes are not the official record of the Malibu East Condominium Board of Directors meetings. The official minutes are generally approved during the next meeting and may be viewed or copied in the management office.

## Building maintenance and services

By *Eleida M. Gomez*

- 1) From September 2011 to September 2012, the Building Maintenance and Services Committee's accomplishments can be best summarized as follows:
  - a) Selection of new carpet for the Mail Room.
  - b) Reviewed multiple options for replacement of Oriental rug in the Lobby.
- 2) Each one of these projects required numerous hours with potential vendors, as well as different presentations to the full Board. The end result was a successful installation of a new carpet in the Mail Room. The replacement of the Oriental rug was not approved.
- 3) Past regular meetings held with the building manager to follow up on pending maintenance issues were reduced, given the changes in building manager and an attempt to have new managers get acclimated to the building's demands and needs. Efforts, however, continued so that a schedule of carpet cleaning of each floor could be maintained and posted by management. The results on this item were mixed for a while since there were issues with a new carpet-cleaning machine that had been purchased. A breakdown of the smaller machine further contributed to uneven cleaning of floors. This matter has been resolved and we are back on schedule, which is now regularly posted.
- 4) The current property manager has shown great organizational skills, thus reducing the amount of follow-up that, in the past, this committee felt compelled to do.
- 5) The list of items needing management attention and which were first identified in 2010 has not been completely addressed. The committee realizes that, with the aging of the building, items come up that have a more urgent nature. Consequently, some other maintenance issues remain pending.
- 6) Some of the pending items may overlap with long-term plans. A sample of the pending items includes

but is not limited to:

- a) Mold removal from the exterior wood wall of the Women's Sauna Room.
- b) New tiles for the floor in the men's and women's bathrooms and outside the showers on the fourth floor.
- c) New double-pane windows near both Sheridan Road entrances to the Captain's Walk, with brick replacement and masonry repairs below these same windows.
- d) Proper repair of the drainage system outside the north entrance to the Captain's Walk.
- e) New carpet for the Captain's Walk common area.
- f) New lounge chairs for the pool area.
- g) Replacement of shingles in the gazebos of the fourth floor.
- h) Masonry repair of brick wall between the gazebos.
- i) Repair of severe scratches to the main entrance door of individual residents' units.

Note: Although not in the purview of this committee, it is worth noting that the heating and air conditioning issues in the Captain's Walk, Lobby and Management Office are being addressed. (Hopefully, a permanent solution will be found in the fall.)

Issues that require capital improvement and that need to go on the priority list include but are not limited to:

- Replacement of elevators.
- Establish a regular system to clean the internal drainage throughout the building.
- Completion of the life safety program.
- Repairs to the revolving door at the main entrance.
- Replacement of brick pavers in the driveway.
- Finalize the new lighting in the atrium of the driveway.

And the list goes on.

Finally, it behooves the Board to hire a consulting firm that specializes in a thorough inspection of the building that will go beyond the façade and the garage. We need a professional, comprehensive study that analyzes all major building needs so that the Board can properly and efficiently set priorities needing Board action.

## Life safety

By *Sandy Chaet*

Last February, Officer Jeffrey Chavers from the Chicago Fire Department spoke about fire safety, what to do in case of a fire and what not to do. In the March issue of the Dialogue, Kim O'Neal wrote all about it.

The City of Chicago mandates high-rises to be in compliance with the Life Safety Ordinance by January 2015. The Board voted in April 2012 to contract with Commercial Alarms and to implement the work late this year and early next year. The contract is in the process of being signed by our president and Commercial Alarms.

The Life Safety Ordinance is a one- and two-way communication system. It requires Malibu East to install speakers in each residential hallway and in the stairwells, a "fireman's phone" in each of the stairwells on every fifth floor, and a control panel in the Lobby that acts as a command center and gives the Fire Department the ability to communicate with residents during an emergency.

Also to be in compliance with the ordinance, our residential doors must be self-closing and have proper latching devices so that smoke and toxic gases won't spread. Each of us is responsible for our own doors. Each door should have adjustable, commercial-grade (4.5-inch) spring hinges. Our manager, Angela Valentine, wrote about this in the September issue of the Dialogue. Please see the Management Office for a copy of this article or to ask a question.

The City Council passed an amendment to the Life Safety Evaluation Ordinance requiring that, in each building covered under the ordinance, the unit owner must provide written disclosure to a new owner or to a new/renewing tenant regarding the status of the building's life safety compliance. Please see the Management Office for a copy.



### What's happening around the building

by *Angela Valentine, Malibu East Manager*

Due to limited space, the Management Report will return next month.



## Community Calendar

By Betty Mayian

### COMMUNITY AFFAIRS

#### BROADWAY ARMORY

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

5917 N. Broadway  
312-742-7502

[tinyurl.com/27YYYN](http://tinyurl.com/27YYYN)

#### EDGEWATER BRANCH LIBRARY

**Library building is closed during construction. A bookmobile is now available in the Broadway Armory parking lot:**

**Tue-Thu: 10 a.m. - 1 p.m., 2-6 p.m.**

**Fri-Sat: 9 a.m. - noon, 1-5 p.m.**

**(closed on Sundays and Mondays)**

[tinyurl.com/5L55TL](http://tinyurl.com/5L55TL)

#### EDGEWATER HISTORICAL SOCIETY

**"Plein Air Painters of Chicago"**  
**(Edgewater on canvas)**

Oct. 6, 7, 13; 10 a.m.-4 p.m.

Regular museum hours:

Saturday and Sunday 1-4 p.m.

5358 N. Ashland Ave.

773-506-4849

[www.EdgewaterHistory.org](http://www.EdgewaterHistory.org)

**"EHS Museum 10th Anniversary Celebration"**

Saturday, Oct. 6; noon-4 p.m.

Throughout the fall and winter 2012-2013, there will be special exhibits and speakers. We will be celebrating the Edgewater Historical Society's 25-year history, including honoring the special people who have made Edgewater strong.

#### WHITE CRANE WELLNESS CENTER

Adult day wellness programs for persons 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](http://whitecranewellness.org)

### THEATER / SHOWINGS

#### CITY LIT THEATRE COMPANY

**"Frankenstein" by Mary Shelley**

Haunting Gothic tale of creation and destruction.

Thru Nov. 4

1020 W. Bryn Mawr

773-293-3682

[citylit.org](http://citylit.org)

#### LIFELINE THEATRE

**"The Woman in White"**

A dark tale of romance and suspense.

Thru Oct. 28

6912 N. Glenwood

773-761-4477

[lifelinetheatre.com](http://lifelinetheatre.com)

#### RAVEN THEATRE

**"The Big Knife" by Clifford Odets**

The story of an idealistic top movie star whose years of compromise with his beliefs for the sake of a Hollywood career have resulted in the slow destruction of his personality.

Thru Nov. 11.

6157 N. Clark

773-338-2177

[raventheatre.com](http://raventheatre.com)

#### REDTWIST THEATRE

**"Broken Glass" by Arthur Miller**

This powerful, poetic triptych of plays portrays the subtle and far-reaching consequences of war and the comfort and strength that we can find in the least expected places.

Oct. 6 thru Nov. 11

1044 W. Bryn Mawr

773-728-7529

[redtwist.org](http://redtwist.org)

#### STEEP THEATRE

**"Making Noise Quietly" by Robert Holman**

An emotionally wrought Brooklyn couple try to sort through complicated events in their personal crossroads.

Oct. 4 thru Nov. 10

1115 W. Berwyn

866-811-4111

[steeptheatre.com](http://steeptheatre.com)

## ASCO, public affairs

By Sandy Chaet

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### Association-owned units

(Continued from page 2)

those units are netting the association nearly 5% annually after expenses, a return that far exceeds the interest rate we could earn on a CD with those funds. Five units are vacant, including three that we purchased in August and are fixing up, and two on high floors we're trying to sell.

We have sold two units for a net profit of \$85,000, which accounts for all of our costs, including decorating, improvements, assessments, real-estate taxes, satellite TV, insurance, etc. (Note: The profit shown in our audit is higher because the calculations are done differently.)

## Big-picture look at Malibu East

By *Richard Strauss, Vice president*

Running Malibu East has become a \$5.3 million-a-year operation, based on our 2013 budget. The operating fund, which deals mostly with the tower, will generate approximately \$5 million in income, of which assessments are a large portion, and we estimate that we'll have approximately \$4 million in expenses related to the condominium units and the garage.

Malibu East currently owns 10 units through its exercise of the right of first refusal. Our budget is projecting \$119,000 in rental income from these units in 2013 and expenses of \$95,000, resulting in projected net income of \$24,000. In 2010 and 2012, we sold two of the units that we had purchased, producing a net gain of nearly \$100,000.

One of the goals of our budget each year is to fund the reserves at a level of \$1 million from budgeted monthly transfers from the operating fund, as well as transferring any operating surplus to the reserves at the end of the year.

The reserve fund had a balance of about \$3.5 million going into 2012. The Captain's Walk, which is considered a part of the reserve fund, tends to be roughly a break-even financial proposition on a cash basis, although it typically shows a loss after the allocation of our expenses. However, the capital expenses for the Captain's Walk will be substantial over the next few years.

We must continuously provide capital, through the reserve fund, for

tower projects and for emergencies, as well as the purchase of units. We've committed \$1.3 million to purchase the currently held units. As an emergency fund we need to keep an absolute minimum of \$1.25 million that we haven't committed to any projects. This equates to 1% of the appraised value of our building. You can also look at it as each of our condominium owners keeping \$2,500 in a rainy-day fund, much as you might choose to do if you owned a single-family home and were responsible for any repairs that might arise.

I reviewed Malibu East's assessment history over the past 21 years (1990-2011), which roughly corresponds to my tenure on the Board. Rental housing, which mostly reflects changes in the mortgage interest rate and is the closest comparison I could find to condo living, has risen 3.1% compounded over those 21 years. Meanwhile, our assessments, which are largely determined by employee wages, the operation of the garage and construction projects, have risen 4.1% compounded over the same period, or 1% more than rental housing.

For the additional 1% you've paid in assessments, our reserve fund has grown from \$1 million to \$3.5 million, and we have spent more than \$15 million on repairs or improvements to the fourth-floor deck, balconies, façade, roof, hallways and garage. Capital projects scheduled for the near term include life safety, five new elevators, Captain's Walk HVAC and enhanced security by means of a reconfigured lobby. Longer term, we will want to address the building's drains, boat dock access and electric efficiency.

The Finance Committee has spent considerable time creating a proposed budget for 2013, but three of the committee members didn't run for re-election, which creates more uncertainty than usual re approval of the committee's proposals.

For the 2013 budget, the committee will recommend the following to the Board:

- A 2% increase in assessments. This will maintain the reserve funding levels similar to 2012's, as well as the contingency accounts, which must be approved by the Board for a specific expense before they can be used. Electricity usage has been budgeted for the worst possible scenario, so we're hoping that will also contribute to an operating surplus in 2013.
- Garage parking rates – No increase.
- Satellite TV bulk rates -- Will increase only if we get an increase from the vendor.
- Laundry Room – No increase.
- Rented lockers – 2% increase.
- Work orders – Increase from \$10 to \$12.50 per quarter hour, with a half-hour minimum charge.
- Miscellaneous fees – Some increases in various fees.

These are only recommendations by the committee and must be approved by the full Board and then submitted to the owners for their review. Besides the Board's future policies, uncertainties exist regarding the operation of the garage, where we're looking for ways to cut costs, and in the Captain's Walk, where the anticipated expenses are sizable.

### Chestnut Organizing & Cleaning Service

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- We are a home and office cleaning service.
- But more importantly, we are an organizing/cleaning service for people who need that service. Often, cleaning services don't organize and organizing services don't clean, but we can do both and at the same time!
- Please visit us for more information and "before" and "after" photos:

[www.ChestnutCleaning.com](http://www.ChestnutCleaning.com)

### 'Town Crier' announcements

We welcome all new residents to our building, including:

If you have information concerning talented or famous Malibu East residents, please contact the *Dialogue*.

# Kitchen and Bath Specials



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And

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**COMFORT HOME**  
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**Email:** [CurtisJacobson@sbcglobal.net](mailto:CurtisJacobson@sbcglobal.net)

[www.ComfortHomeRemodeling.com](http://www.ComfortHomeRemodeling.com)

## Treasurer's report

By Neil Warner

I will touch on some of the high points and low points from the past year, beginning with the positives.

Despite the recession, Malibu East's financial position remains the envy of most other condominium buildings along Sheridan Road, with a robust reserve fund. We stayed within budget in 2011, managing an operating surplus – despite finishing the last major portion of garage project, keeping up with façade repairs and upgrading Laundry Room mechanicals, which will enable us to install larger-capacity dryers.

Three negatives are counteracting the positives: our high delinquency total, rising operating costs for running the building, and the garage being far below capacity.

Delinquencies hit a record-high \$314,000 in August – a big concern. Some of the delinquent amount relates to former owners, and some of that will have to be written off. A mere 10 units accounted for 69% of our delinquencies as of Aug. 28, and 19 units accounted for 87% of the total. Foreclosing on a unit continues to be an increasingly long process – an average of

18 months in Chicago – and that delay works against our attempt to minimize the delinquencies.

If you're having trouble paying your assessments, the Board will work with you, but you must ask for help. The Board is prohibited by the Illinois Condominium Property Act from forgiving assessments but will consider a payment plan, during which late charges wouldn't be levied. Remember, though, that under a payment plan an owner has to pay their normal monthly charges plus a portion of their overdue amount.

The Board is taking more aggressive actions trying to recoup delinquent assessments, even from former owners, but is constrained by the law as to what actions it can take.

Meanwhile, the operating costs of running building continue to rise despite the depressed economy. Payroll-related expenses account for nearly half of our budgeted expenses, and most are dictated by union contracts over which we have very little control. The city is planning big hikes in water and sewer rates (our cost is up 29% this year), as well as reducing and eventually eliminating our annual scavenger rebate.

City-mandated projects (life safety, façade inspections) add to our costs. We also had to spend big money on repairs to a deteriorating boat dock area.

Upcoming reserve projects that have big price tags: life safety, Captain's Walk improvements and elevator upgrades.

The garage has been 80 to 100 cars under capacity during the past few years, causing a big hit to revenue. This is partly due to the work that has been going on in the garage for a number of years, and partly due to the bad economy. Nevertheless, there have been recent signs of improvement in our monthly parking revenue. We've had no increases in monthly parking rates the past few years – our attempt to encourage more resident parking. Damage claims have been down this year.

Insurance costs, through the master program of our management company, Sudler, have leveled off after sharp increases in 2001-07. Premiums have increased only 2.9% since 2007.

Preliminary audit figures suggest that we had approximately \$250,000 in excess operating revenue over expenses in 2011, which we'll transfer to the reserve fund as authorized at last year's annual meeting.

### Buying • Selling • Renting • Management

Your Sheridan Road Condo Specialists

**For Sale:** 25L, 25M, 6D\*

**Sold:** 31G

**Recently Rented:** 23K, 6G\*, 7H\*

\* = 6007 N. Sheridan (Malibu)



Helen Wagner

773-334-0200

**Wagner Realty Services, LLC**



Captain's Walk Mall  
6033 N. Sheridan Rd. #5  
Chicago, IL 60660

Phone: (773) 334-0200  
Cell: (773) 297-0205  
HMWagnerRealty@sbcglobal.net

PHONE: (773) 275-0110

HOURS BY APPOINTMENT

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**DR. KERSTIN E. HORBAL**  
DENTISTS

**CAPTAIN'S WALK**  
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[www.horbaldds.com](http://www.horbaldds.com)

## Malibu Convenient Food Mart

6033 N. Sheridan in the Captain's Walk

Stop in for coffee – and.



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**Unit for rent: 23F**

**Percy L. Smith**



REALTOR



## Social Committee

By Sandy Chaet

First, let me thank the Social Committee members – Helen Barbosa Aninag, Greg Christiansen, Jovita Duran, Betty and Ara Mayian, Marissa Michaels, Barbara Murphy, Ilse Siegler and Ruth-Betty Spilky -- for planning, organizing and helping at our Social Committee functions. Thanks to Barbara Abarbanell for taking care of the books in the library in the Community Room. Thanks also to Larry Rosen for producing the informative fliers.

The day group, which was chaired by Ilse Siegler and Ruth-Betty Spilky and now by Aida Calvopina, meets on the third Thursday of each month at 2 p.m. in the Community Room.

The next activity is the flu shots given by the Respiratory Health Association. This will take place Thursday, Oct. 4 from 5:30 p.m. to 7 p.m. in the Windjammer Room. The flu shot costs \$25, which can be paid for by check or cash. If you are on Medicare, please bring your card. There is no charge for Medicare Part B participants. Refreshments will be served. If you are planning to get a flu shot this year, please consider getting it on that day.

Our holiday party will be held on Wednesday, Dec. 19. Details to follow.

If you would like to suggest any ideas or activities, please leave a note for me with the doorman or the Management Office. Better yet, join our committee. Just leave me your name and unit number, and I will let you know when our next meeting is.

## Dialogue

By Neil Warner

I want to thank our volunteers for their hard work in writing articles and delivering Dialogues each month, as well as Larry Rosen, who lays out each issue and coordinates the production with the printer.

We have settled into eight-page issues with advertising mostly from residents' and Captain's Walk businesses.

The Dialogue's mission is to promote communication among owners, residents, the Board, management and staff. We are always open to suggestions from residents about what they'd like to see included in the issues.

We need more volunteers, whether it's writing articles or delivering issues.

## Architecture and aesthetics

By Maria Damp

The Architecture and Aesthetics Committee met in the past six months to determine needs for lights in the atrium outside the main entrance. Management recommended working with a lighting consultant, and Connexion was selected for a fee of \$3,500. Connexion worked diligently with management and members of the committee to determine a solution for atrium lighting.

After viewing a demonstration of lights, members of the full Board agreed on the design of the lighting. Once this design was determined, three additional bids were obtained to make a fair comparison. Bids were received from: Connexion, Sievert Electric, G.P. Solutions LLC and AEG Energy. Bids ranged from \$39,446, to \$77,438.

The Architecture and Aesthetics Committee reviewed and discussed all the proposals and recommends the Board hire Connexion to design and install the atrium lights. After the annual meeting on Sept. 18, the Executive Committee should approve moving forward on this project.

There are no other projects currently under review by the Architecture and Aesthetics Committee.

## State of the Association

(Continued from page 1)

the building and an appropriate control of who resides and does not reside in the building. In order to achieve this goal, we may be looking into possible changes in the lobby to provide a more effective system.

The Board is also concerned about what on its face appears to be a lack of interest on the part of the owners with respect to the affairs of the building. One example is the low turnout of owners and residents to the Board meetings and owners' meetings, as well as the fact that so few residents attend the events organized by the Social Committee. We would certainly appreciate your thoughts, ideas and involvement as to how to increase community interactions in the building.

Our vice presidents, the treasurer and the committee chairpersons will provide their reports. Thereafter, we will have an open forum, and we are looking forward to your comments and questions, which hopefully will assist us in our endeavor to have the best building in the city of Chicago.

Thank you for your attention.

### The Dialogue

The Malibu East Condominium *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 Malibu East Condominium *Dialogue* staff and contributors are their personal views and do not necessarily represent the views of Malibu East Condominium or its Board of Directors and management.

Letters to the Malibu East Condominium *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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