

Malibu East Dialogue

October 2016

Your Communication and Information Resource

State of the Association

Editor's note: Each year the Dialogue publishes the various reports given at the annual meeting of unit owners, this year held on Sept. 13. We begin with president Marcel Molins' report.



By Marcel Molins

Another year.

Do you have the same impression that I have? Years seem to fly.

This last year we had again a number of challenges. The most important was, of course, the modernization of our elevators. I do not know about you, but in my case it has been a lot less painful than I had feared. I hope that you are as pleased as I am with the result. The Architecture & Aesthetics Committee has to be congratulated for a job well done.

The Security & Life Safety Committee, together with management, managed the work necessary to get our building to meet all the requirements of the High Rise Life Safety Evaluation

Ordinance in effect in the City of Chicago. A few months ago the City inspector and the Fire Department approved our building. Many other condominiums in Chicago have not yet passed the final City inspection. In connection with this project, more than 500 smoke detectors were installed in the water heater closets throughout the building and next to the elevators.

Throughout the year, management has handled a variety of projects, such as the replacement of water pumps in the Pump Room in the lower floor, major repairs of the air handlers in the hallways, major repairs of the Lobby and lower-level HVAC units and replacement and relocation of the Captain's Walk north HVAC unit.

Management has also handled the replacement of several Commonwealth Edison transformers that were not working, as well as the restoration of the water drains in the garage.

During the year, both the garage hikers' break room and the Malibu East employees' break room have been renovated.

I have mentioned these projects just to make you aware of the many projects that need to be taken care of even though we do not see them.

In a building that is 45 years old, one can expect that continuous repairs are necessary. If the building has concrete and large balconies and is located next to a very big lake and in Chicago with the relatively extreme temperatures that can be as high as 95 to 100 in the summer and minus 20 in the winter, the problem is even greater. Based on the studies and analysis of several engineering firms, we will have to start a very comprehensive program of repairing the facades and the balconies. It is possible, but not certain, that the work may start this fall with repairs on the west wall (the wall facing Sheridan Road).

The remainder of the work will be done during the next three to four years, and the engineers will inform us in the next few months on how they plan to implement the work. We

(Continued on page 12)

Malibu East events and meetings

Edizon Dayao performs

Saturday, Oct. 8
7:30 p.m. - Windjammer Room

White Elephant Sale

Saturday, Oct. 15
11 a.m. - 3 p.m. - Captain's Walk

Thursday afternoon discussion

Thursday, Oct. 20
2:00 p.m. - Community Room
(every 3rd Thursday of the month)

Board meeting

Tuesday, Oct. 25
7:30 p.m. - Windjammer Room

Dialogue staff meeting

Tuesday, Nov. 1
7:30 p.m. - Community Room

Leave event and meeting notices at the desk for the Dialogue. For more events: malibueast.org/calendar

2016-17 Board of Directors, management



Front row: Martina Molins, property manager Violette Deschamps, Carol Beatty, Sandy Chaet, Joan Scholl. Back row: Neil Warner, Arthur Arfa, Carl Stahlheber, Marcel Molins, Carl Chadek, Sriram Sitarman, Thomas Vaughan, property supervisor Dean Lerner. Not pictured: Jake Levandowski. Photo by Tracy Poyser



Board meeting notes

By Neil Warner

Tuesday, Sept. 27, 2016

Attendance: Twelve Board members, two management representatives, four residents
Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) None.

TREASURER'S REPORT – Joan Scholl

1) *Financial statement*

Operating and reserve cash
\$2,515,414
Investment in units
\$3,269,804 (21 units)

2) *Delinquencies*

\$388,626, including \$277,821 from former residents

COMMITTEE REPORTS

1) *Building Maintenance – Carol Beatty*

Difficult-to-open lock on Cart Room door will be replaced.

2) *Captain's Walk – Arthur Arfa*

Committee is interviewing architects/interior designers for upcoming renovations of Captain's Walk and lower level in tower.

3) *Communications & Cable – Neil Warner*

Some problems with DirecTV and internet service have been reported. Residents who experience problems are encouraged to report them to management, as well as to the vendor.

4) *Garage – Martina Molins*

The garage was 45 cars below capacity as of Aug. 31. Ten residents were on waiting list for single self-park space. There was one damage claim in August; it was denied.

5) *Sports – Neil Warner*

Pools will remain open as long as weather permits. New yoga class begins Oct. 6.

6) *Social – Sandy Chaet*

Edizon Dayao will entertain in Windjammer Room on Oct. 8, with pizza being served at 7 p.m. A White Elephant Sale will be held Oct. 15 in Captain's Walk. Annual holiday party will be Dec. 14, and there will be a New Year's Eve party in Windjammer Room.

7) *ASCO & Community Affairs – Sandy Chaet*

48th Ward Ald. Harry Osterman will hold a town hall meeting at 6:30 p.m. Oct. 13 at Emanuel Congregation. A referendum on extending the lakefront trail from Ardmore to Devon has been removed from November ballot. ASCO has moved

its general meeting in Windjammer Room to 7 p.m. Nov. 16, with ASCO legal counsel Michael Kim speaking about legislation that affects condominiums. Residents are welcome to attend.

MANAGEMENT REPORT – Violette Deschamps

Items requiring immediate Board action

1) *2017 budget*

Board approved a draft budget for 2017 to be mailed to all owners. The budget calls for a 2% increase in assessments, a \$9 increase in monthly parking rates and monthly increases of \$5 to \$13 for storage lockers rented in Captain's Walk.

2) *Elevator rules*

Directors approved a return to the rules governing elevator usage in effect prior to the elevator modernization (see page 3).

3) *Captain's Walk interior designer*

Directors are interviewing candidates.

4) *Captain's Walk internet services*

The agreement with HiPoint to provide internet services to commercial tenants will be subject to assurances that unit owners in the tower receive previously agreed-upon service levels.

5) *Captain's Walk ATM machine*

Board is weighing two proposals.

6) *Metal refinishing of unit doors*

Tabled.

7) *Assessment deposit*

Board rejected a unit owner's request for a waiver of an assessment deposit for the pending purchase of second unit.

8) *22.1 disclosure statement*

Approved as amended.

Old/new business

1) *Elevator touch screens*

Elevator touch-screen vendor will make displays more user-friendly.

2) *Elevator retainage*

Board voted to reduce the retainage on elevator vendor's contract to 5%.

3) *Elevator doorjamb signage*

Because our elevator doorjamb signs weren't in compliance with City regulations, directors approved the installation of new signs.

4) *Service elevator flooring*

Due to dissatisfaction with new flooring, it will be replaced.

5) *Elevator emergency capability*

Nothing new.

6) *Facade project*

Waiting for documents.

7) *Rules revision*

Under review.

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.

8) *Captain's Walk stairwell project*

Nothing new.

9) *Captain's Walk restrooms*

Nothing new.

10) *Captain's Walk leasing*

Previously announced lease with personal trainer fell through.

11) *Association-owned units*

Malibu East owns 21 units, of which 15 are rented and six are for sale or being renovated, with a pending sales contract on one unit.

The meeting ended at 10:22 p.m. and went into closed session.

Annual meeting of unit owners

Sept. 13, 2016

Presiding: President Marcel Molins

Jim Fatigati of Anderson Elevator summarized the nearly completed process of modernization of our elevators. President Molins gave his "state of the Association" assessment, followed by reports of various officers and committee chairs. Owners voted to approve a resolution to transfer the excess of 2016 operating revenue over expenses to the Replacement Fund at year-end. An open forum was held. Election results were announced, with each candidate being elected to a two-year term:

- Marcel Molins – 41.03918%
- Sandy Chaet – 30.63645%
- Joan Scholl – 29.69033%
- Arthur Arfa – 26.87843%
- Neil Warner – 24.37028%
- Carl Chadek – 21.68223%

Board meeting

Sept. 13, 2016

Attendance: Eleven Board members, two management representatives, one resident
Excused: Jake Levandowski
Presiding: President Marcel Molins

Board appointed the same officers as in the previous term (see page 9).

Directors approved a proposal by HiPoint Technology Services to provide internet service to Captain's Walk commercial tenants and provide Wi-Fi for common areas in mall.

The meeting ended at 10:05 p.m. and went into closed session.



What's happening around the building

By Violette Deschamps, Malibu East Manager

ELEVATOR AND RECEIVING ROOM RULES:

As of Oct. 1, we have reverted from the temporary rules in effect during the elevator modernization project to the regular rules regarding the use of our elevators at all times. This means that passengers with no pets or large carts or suitcases must take one of the passenger elevators, even if residing at the west end of a floor.

I thought it might be helpful to list for you the regular elevator rules adopted by the Board in 2008, to be enforced again as of Oct. 1:

1. Residents and their guests who are dressed in swimming attire and all persons with tools, pets, bicycles, cleaning equipment, shopping carts, laundry carts, building service carts or very large buggies must use the service elevator, unless that service elevator is out of service.
2. Residents who are only passengers shall use only the passenger elevators.
3. Private use of the service elevator may be authorized for "Moves In or Out" or for Deliveries, provided that it has been reserved through the Management Office. The Management Office will schedule such private use so as to inconvenience residents as little as possible.

We are also returning to two move reservations per day, morning and afternoon slots, and no move or delivery will take place on Saturdays unless otherwise provided by the Rules. Indeed, given the high usage of the elevators and the Receiving Room on Saturdays, no delivery of any item or items that require more than one person to carry such item or items, or which cannot be loaded in one grocery cart or on one dolly, will be permitted on Saturdays, unless such delivery has been authorized by the Management Office. The Management Office may authorize up to three (3) such deliveries to be made between 8:00 a.m. and 12 noon, provided that:

- The delivery has been scheduled with the Management Office by 12:00 noon the preceding Friday or earlier;
- Saturday is not a holiday;
- The delivery is to be made at a specific time, not just "in the morning."

Other guidelines for Saturday deliveries:

- The Management Office will issue to the resident an authorization form, which the resident must give to the Receiving Room prior to or at the time of the delivery.

- Each unit is entitled to only one (1) scheduled delivery per Saturday, if the schedule permits. Once the schedule is full, no more deliveries will be permitted.

- Retail deliveries of heating and/or cooling equipment required because of an emergency breakdown will be permitted on Saturdays provided that a member of the Malibu East maintenance staff verified the emergency.

- The service elevator will not be locked off and will not be held on a floor longer than it takes to load or unload the item(s). The elevator should not be overloaded. Space should be left for other residents coming in with groceries, pets or other permitted use of the service elevator.

- No deliveries will be allowed that are unscheduled or do not match those described on the authorization form. Residents will be given a courtesy call to let them know they have an unscheduled delivery so as to give them the opportunity to reschedule it for the following week.

ELEVATOR MODERNIZATION: A few additional improvements are expected in the coming months:

- Enhancement of the touch screens to improve the visibility of the floor numbers, identification of the car number, and to allow passengers easy access to notices and memos prepared by management;

- Replacement of the service elevator flooring;

- Installation of new signs on the elevator doorjambes of all five elevators and on all floors to indicate the car number and the floor number with braille in order to fully comply with the requirements of the City and ADA;

- Enhancement of the emergency generator programming to maneuver the elevators (one at a time) during an electrical outage.

RECYCLING: Some residents are still placing their recyclables in plastic bags despite our previous requests to place the recyclables loose in the containers in the bulk room or in the dumpsters found on the lower level. Placing recyclables in plastic bags causes additional work for the janitors as they have to open the bags and empty the recyclables into the bins. The City of Chicago does not want those bags mixed with the recyclables because they clog the mechanism of their separating conveyers. Our recycler, Waste Management, may at some point refuse to take our recycling if we do not follow

the City's requirements.

Help all of us and refrain from using plastic bags to transport your recyclables, unless you empty the contents of the bags into the recycling bins, and put only true recyclables in the recycling bins, please. Some stores have special containers for recycling plastic bags.

Furthermore, NOT all plastics are accepted as recyclables; they must have the universal recycling symbol printed on them. Also, those polymers with the number 6 printed on them and polystyrene (Styrofoam) shall not be added to your recyclables but instead placed in your regular trash.

CABLE TV, INTERNET: Please contact management for any problems you may experience with either your television or your internet reception so that we can better track the extent of the problems and report them to USA Wireless or HiPoint for resolution.

TAX VALUATION APPEAL: The property tax appeal fees (between \$30 and \$71 per unit) are being evenly billed on your October, November and December monthly statements. We have many owners contacting management to report that they should have been exempted from those fees. As a clarification, unless the exact words "Senior Freeze Exemption" or "Long-Time Occupant" are printed on your tax bill; management is not in a position to reverse the appeal fee. Sadly, only these two specific exemptions qualify an owner to receive a waiver of the tax appeal legal fee from Malibu East.

As an additional clarification, a Senior Exemption is not the same and does not qualify as a Senior Freeze Exemption, and furthermore, a Homeowner Exemption is not the same and does not qualify as a Long-Time Occupant Exemption.

We were informed that you must apply every year for either the Senior Freeze Exemption or the Long-Time Occupant Exemption. It is at the discretion of the Cook County assessor to mail you the application(s) if they judge that you are eligible and they have enough resources to mail them out. The exemption(s), if granted by the assessor, is/are printed on your second installment tax bill.

If they are not printed on your tax bill and you believe that you should be granted either one of these exemptions, please contact the Cook County assessor's office and follow its directives to have your tax bill reviewed.

Management will reverse your tax appeal legal fee after receiving a copy of your tax bill that shows a deduction for one of these exemptions (Senior Freeze or Long-Time Occupant).



Community Calendar

By Neil Warner

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.
Hours: Mon.-Fri. 7 a.m.-10 p.m.
Sat.-Sun. 9 a.m.-5 p.m.
5917 N. Broadway
312-742-7502
goo.gl/MSZSES

EDGEWATER BRANCH LIBRARY

Check out their book clubs!
6000 N. Broadway
Mon. and Wed.: 10 a.m.-6 p.m.
Tue. and Thu.: noon-8 p.m.
Fri. and Sat.: 9 a.m.-5 p.m.
(closed on Sundays)
312-742-1945

chiplib.org/locations/28

EDGEWATER HISTORICAL SOCIETY

Current exhibit: "Edgewater Beach Hotel, 100 Years Later"
Regular museum hours:
Saturday and Sunday 1-4 p.m.
5358 N. Ashland Ave.
773-506-4849
www.EdgewaterHistory.org

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

THEATER / SHOWINGS

CITY LIT THEATER

"Psmith, Journalist" by P.G. Wodehouse

Monocle-wearing dandy Psmith comes to New York, edits a newspaper, fights organized crime and loses his hat. A world premiere adaptation by Terry McCabe.
Thru Nov. 6
Edgewater Presbyterian Church
1020 W. Bryn Mawr
773-293-3682

citylit.org

HELL IN A HANDBAG PRODUCTIONS

"Skooby Don't" by David Cerda

This parody follows the adventures of three adults who act like teenagers, who wear the same clothes everyday while driving around in a van with their unusual talking dog, "solving mysteries."

Thru Nov. 4
Mary's Attic
5400 N. Clark St.
312-409-4357

handbagproductions.org

LIFELINE THEATRE

"Miss Holmes" by Christopher M. Walsh

A thrilling murder mystery that reintroduces familiar characters from the works of Sir Arthur Conan Doyle under a brand-new light, in a world premiere production.

Thru Oct. 30
6912 N. Glenwood
773-761-4477

lifelinetheatre.com

LIL BUDS THEATRE

"Saturday Morning Funnies"

A sketch comedy show for children, inspired by children, performed by children.

10 a.m. Saturdays, Oct. 15-29
Edge Theater
5451 N. Broadway
773-334-4543

lilbudstheatre.org

RAVEN THEATRE

"Red Velvet" by Lolita Chakrabarti

In 1833 London, a young African-American actor was called in to take over the role of Othello after Edmund Kean had collapsed on stage while playing Othello. Outside the theater, the public was rioting in the streets over the abolition of slavery, but inside, another revolution was about to begin.

Thru Nov. 27
6157 N. Clark
773-338-2177

raventheatre.com

REDTWIN THEATRE

"Scarcity" by Lucy Thurber

A family stuck in the sticks and struggling to make ends meet has a chance to get their brilliant son into an advanced program when his obsessed math teacher becomes mesmerized by Billy's intellect and offers to help with

his college dreams. But what are her real intentions?

Thru Oct. 9

"The People's Choice" by Philip Pinkus

Genesis Theatrical Productions' political satire taking on the craziness of American presidential politics.

Thru Oct. 30
1044 W. Bryn Mawr
773-728-7529
redtwinst.org

RIVENDELL THEATRE

"Grizzly Mama" by George Brant

Following the death of her activist mother, divorced single mom Deb is on a mission. But to carry it out, she must first reinvent herself as a liberal avenger. A dark comedy about motherhood, murder, and moose.

Thru Oct. 15
5779 N. Ridge Ave.
773-334-7728

rivendelltheatre.org

STEEP THEATRE

"Bobbie Clearly" by Alex Lubischer

Nobody from the town of Milton, Neb., ever gave much thought to Bobbie before the tragedy in the cornfield.

Two years later, it's hard for them to think of much else. In this darkly comic play, a community opens up about life in the aftermath and making sense of senseless violence.

Thru Nov. 5
1115 W. Berwyn Ave.
773-649-3186

steeptheatre.com

THREE CAT PRODUCTIONS

"Cabaret on the Lake"

Experienced performers split the bill with artists learning their craft or trying new material for the first time. Free.

Friday, Oct. 14, 7:30 p.m.

"Why Good Things Happen to Bad People" by Hope Hommersand

A celebratory evening turns topsy-turvy with the machinations of a self-proclaimed witch, her French boyfriend and the interference of a local ghost. A staged reading. Free.

Monday, Oct. 17, 7 p.m.

Berger Park Cultural Center
6205 N. Sheridan Road
312-970-9840

threecatproductions.com

Neighbors opening hearts to help Victor Noriega

By Tracy Poyser

It's a tribute to the altruism of our Malibu East community when residents open their hearts and wallets to help a valued and much-loved staff member. As you probably know, Victor Noriega, a 19-year member of our maintenance staff, suffered serious head injuries in a hit-and-run accident on the Fourth of July, creating personal and financial hardship for him and his family.

After an extended stay at St. Francis Hospital in Evanston, followed by intensive therapy at the Rehabilitation Institute of Chicago, Victor is now back home, recuperating and attending outpatient therapy at the RIC.

His friends and family have rallied around him, especially since he so recently lost his twin brother, Jose (another longtime Malibu East staff member). Many of our residents sent

That, in addition to neighbors alerting each other via email, resulted in an overwhelming response of caring by residents who, together, raised more than \$5,000 in just a few short weeks – a moving testimonial to the great community we live in, with wonderful people who care.

Victor has problems with his short-term memory, such as recalling the names of people he knew well. However, he had a chance to thank his many benefactors and friends and celebrate his steady recovery during a joyous reception in our Windjammer Room on Sept. 7. Our photo showing him surrounded by the "GoFundMe" group speaks for itself.

If you would like to contribute to Victor's GoFundMe campaign, go to www.GoFundMe.com/2gpyg3jz. He and his family will be most appreciative, particularly since his union benefits don't provide for disability income.

We certainly wish him continued progress so that he'll be able to rejoin our staff, which sorely misses him.



get-well cards and good wishes. But, a special group of residents (including a couple of former ones) took the initiative to go a step further. During one of their regular outings as an informal supper club, they came up with a great idea to help in a tangible way: launch a "GoFundMe" page for Victor and his family, hoping that our neighbors would open their wallets, as well as their hearts. Members of the group were Art Arfa and Marcia Fishman, Vicki and Sean Blair, Sam Bullock and Richard Westphal, Pat Ewert, Chris Kiel, Claudia Laupmanis, Kim O'Neal, Zoa Norman, Beth and Terry Ruppe, Fran Spellman and Joe Szuba.

"We prepared a flyer and put it in some public places in the building, plus people went to different floors and left them at residents' doors," Marcia said.

Tour Colvin House

You have almost certainly walked or driven past it many times, and possibly wondered what it looks like inside. Now, for the first time, you have an opportunity to check out the historic Colvin House up close and personal.

Located at 5940 N. Sheridan Road, on the northwest corner at Thorndale, the Colvin House is participating in the sixth annual Open House Chicago, a free public festival organized by the Chicago Architecture Foundation. Open House Chicago will be held on Oct. 15-16 and will offer the public behind-the-scenes access to 200 buildings in the Chicago area, many of which aren't typically open to the public.

The Colvin House will be open to the public between 9 a.m. and 5 p.m. Saturday and Sunday, Oct. 15-16.

The Colvin House was built in 1909 by noted Prairie School architect George Maher. It was named after Edwin M. Colvin, owner of the W.F. Hall Printing Co., who actually was the second owner of the property. The 8,800-square-foot mansion was landmarked by the Chicago Landmark Society in 1994.

After being used as a private residence, the Colvin House was purchased by Angela and Stelios Valavanis earlier this year. Their intention was to make the considerable repairs necessary to transform the home into a shared working space, restoring as much of the interior as possible while maintaining the original appearance of the exterior, with its creamy yellow Roman brick and gray Bedford limestone trim.

The owners also founded Creative Coworking in Evanston, whose website describes the concept of the business as "a members-only workspace for creative professionals, graduate students and entrepreneurs."

The owners have indicated that, once renovations are completed, the Colvin House will incorporate displays of local artists' works. Clients paying a monthly membership fee will use the facilities on a full- or part-time basis. CRAVE Chicago will hold monthly networking events there for women in business. The ground floor will be available for rental for parties, receptions or community meetings.

Besides the Colvin House, there are five other Edgewater properties participating in Open House Chicago: Conway House (6200 N. Sheridan), the Berger Park north mansion (6219 N. Sheridan), the Edgewater Beach Apartments (5555 N. Sheridan), Firehouse Chicago (1545 W. Rosemont) and St. Ita Roman Catholic Church (5500 N. Broadway). Although the general hours of the event are 9-to-5 Saturday and Sunday, each site has its own opening times, and some may be closed on one of the two days. Consult OpenHouseChicago.org for the specifics.

Last year's event had 85,000 visitors touring 204 buildings throughout the city and suburbs.

Restaurant review**Satisfy your Middle Eastern cravings***By Beth Robinson*

The Middle East Bakery & Grocery has been a fixture in Andersonville for the past 35 years, selling spices, groceries and prepared foods. Earlier this year, owner Hisham Khalifeh expanded, opening a café in the space vacated a few years ago by Icosium Kafé at the corner of Foster and Clark.

Connected by a doorway to the grocery store, the casual 40-seat restaurant is decorated with photos from the Middle East and beaded light fixtures. Customers place their orders at the counter, and waitstaff deliver the food to the table. The menu includes Middle Eastern favorites served either as dinners (all \$16.99) with rice, salad and a side dish or as sandwiches on a pita wrap, as well as an assortment of soups, salads and desserts.

Seven Dialogue Diners went to check out the restaurant on a Wednesday night in August. Business was brisk, but the restaurant kindly saved a large table for our group even though it does not take reservations. The counter staff were friendly and courteous as our group studied the menu, asked questions and ordered their meals.

First we had the appetizer sampler platter, which included falafel, babaghanouj, hummus and tabbouleh salad served with sliced pita bread. The hummus and babaghanouj, in particular, were delicious. As we finished off the appetizers, individual dinners arrived one by one. When all the food was served, there wasn't an inch to spare on the table. Portion sizes are large. Even

the sandwich was more than enough for one person.

Though the menu includes vegetarian and vegan options, we were definitely representing the carnivores on this particular night. Neil and Janet ordered the house mixed grill – chicken shish tawook, kufta kabob and beef shawarma, served with basmati rice and salad as well as a choice of side and tahini sauce in a little cup. Neil chose a side of falafel; Janet had babaghanouj and also asked for mujadara, a lentil bulgur wheat pilaf, instead of rice. The rest of the group, being less adventurous, ordered either a dinner or a sandwich with one of the meat options.



Dialogue Diner Janet Zaslow

The consensus was that the beef shawarma, shaved off the rotisserie behind the counter, was moist and tasty. Tracy highly recommended her choice, the beef shawarma sandwich, a pita bread wrap filled with lettuce, onion and slices of beef shawarma. The chicken shish tawook – chunks of grilled, marinated boneless chicken breast – was well-seasoned and tender. The kufta kabob was a little dry, but I enjoyed it

with the addition of tahini sauce and the hot sauce provided at each table.

Debbie ordered a dessert, date maamoul, a shortbread cookie with date filling, while others opted to go to the grocery store after dinner to buy baklava and Turkish delight to take home. The grocery store also sells a tasty assortment of savory pies with fillings like spinach and cheese or lamb and potato.

Long before the opening of the expanded café, Neil had frequented the grocery store to buy their soups, variations of which now appear on the menu in the café.

At the end of the meal, the waitstaff provided everyone with take-home containers for leftovers and brought me a small container filled with the hot sauce. At home, my husband polished off my leftovers and gave them a thumbs-up.

Middle East Bakery & Grocery Café

5200 N. Clark St.

773-561-2224

Open 11 a.m.-9 p.m. daily

**"Town Crier"
announcements
by Melody Keegan**

We welcome all new residents to our building, including:

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

CHICAGOMATHTUTOR.com

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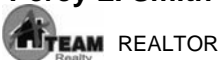
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Committee report**Architecture & Aesthetics***By Carl Chadek*

As I enter my third term as a member of our Board of Directors, I have seen some great projects come to fruition: the renovation of our Laundry Room, the modernization of our elevators, life safety evaluation compliancy. No small feats! Our future holds another major project with the renovation/restoration of the entire building façade. I am confident that our Board of Directors will see to it that this project is done to the high standards that we've seen with other large projects.

The modernization of our elevators, even with some of the inconvenience that we all experienced, went much more smoothly than I anticipated. Not to mention that Anderson Elevator brought this project in early. There are a few details that need to be addressed. The old control panel in the elevator lobby will be removed and matching wall marble will be installed. The flooring in the service elevator is still not right and we are looking at solutions.

The completion of our City-mandated life safety evaluation was considerably more difficult and time-consuming than I expected. All of the requirements, however, were designed to make our building a safer place to live. The Board of Directors took the extra steps to make sure that required items were done with aesthetics in mind. Most notably, the emergency communication system (those red speaker boxes in the hallways) was installed with wiring inside the walls. So many buildings that I've seen simply used inexpensive and ugly surface-mount types of wire moldings and speaker boxes. Our elevators are now equipped with "elevator recall," which is a system that brings all the elevators to the Lobby in the case of an emergency. This system eliminates the possibility of the elevators stopping on any floor where there might be a problem and gives complete control of all the elevators to emergency personnel.

We are about to start the renovation of our building façade. Although it

remains to be determined, I am hoping that we will complete this project somewhere in the three-year range. I hope I'm not being too optimistic. Even with the immense scope of the façade renovation, I believe that some other items are in dire need of attention and have been neglected far too long. I am looking to see some movement on at least one, or two, of these items in the coming year: Main Lobby – Our impressive Lobby has become a bit worn and shabby. Residential hallways – Our hallways are in need of a complete redesign. Fourth floor – The pool surround, deck, Windjammer Room, Community Room, windows, saunas, Fitness Room, and Billiard Room have been addressed only on a piecemeal basis and need a much more cohesive approach. Landscaping – Our landscaping has become detrimental to our curb appeal, which has a major influence on property values. To be clear, I am not suggesting that all of these projects happen at once.

Malibu East is truly an impressive building with amenities that rival, if not surpass, so many buildings in the city. However, I believe that, as the building ages, we must become significantly more aggressive in its maintenance – structurally and aesthetically.

Committee report**Building Maintenance & Services***By Carol E. Beatty*

The Building Maintenance & Services Committee, in coordination with management, sees to the cleanliness and upkeep of Malibu East, to include carpet cleaning and the appropriate use of carpet attic stock.

Wall and paint repairs are performed when needed. Plans are being made for more extensive carpet cleaning (to be outsourced) and intensive repairs and cleaning of unit doors.

In process, there is a proposal to provide staff with tools that would increase efficiency and provide for better, easier maintenance.

Committee report**ASCO & Community Affairs***By Sandy Chaet*

ASCO stands for Association of Sheridan Road Condo/Co-op Owners. ASCO represents 33 buildings and 6,684 individual units on Sheridan Road. Our goal is to maintain, as well as improve, the quality of life on Sheridan Road and in Edgewater in general. If a policy, city or state legislation, park issue, etc., will impact the residents of Sheridan Road, ASCO gets involved.

Following is an update on what is happening in our community:

- Colvin House, at the corner of Thornedale and Sheridan, is awaiting city permits and hopes to open in early 2017.

- There is a new recycling ordinance taking effect Jan. 1. The ordinance requires commercial and multi-unit residential buildings to provide a system for source-separated, single-stream recycling, which Malibu East already has, among other requirements. Management is working to put us in compliance with all aspects of the ordinance.

- The Broadway street resurfacing has begun from Devon to Foster, with lanes open to moving traffic in both directions. Parking restrictions from 6:30 a.m. to 4 p.m. daily will be in place. There will be no parking restrictions after 4 p.m. and on weekends. The project is scheduled for completion by Oct. 21.

- The Edgewater beach-walk referendum has been removed from the November ballot for the 40th and 48th wards. This was a proposal to extend the Chicago Lakefront Trail behind the buildings from Ardmore to Devon using landfill. Even if this referendum had been allowed to remain on the ballot, there was no funding for the project.

- Oct. 15 will be the final day of the Edgewater farmers market, held in the parking lot of the Broadway Armory at Thorndale and Broadway.

- Lastly, ASCO will hold its general meeting on Wednesday, Nov. 16 at Malibu East. ASCO legal counsel Michael Kim will be speaking about legislation that affects condo owners.

Association-owned units

By *Thomas C. Vaughan*

As most owners know, Malibu East's condominium declaration allows the Association the right of first refusal for each of our unit sales. This allows your Association to assume the buyer's contract position and rights in a sale. Not many Chicago condominiums have this ability. About 30 years ago, Malibu East, with guidance from Marcel Molins, was one of Chicago's pioneers in the exercise of this right. Over the years, the Association's Boards of Directors have felt that substandard prices for its units are detrimental to all owners' interests. When appropriate, the Boards have solicited the owners' approval to exercise this right of first refusal to purchase units contracted below what is considered to be market-appropriate levels.

We encourage owners to sign and keep on file in our Management Office a limited power of attorney. This allows the senior officer of the Board to vote, in the owner's absence, his/her interest at special owners' meetings held to approve the purchase or sale of such units. If you do not have a limited power of attorney on file, the office has blank forms for this purpose. You can always rescind this authorization.

Since the 2009 disruption in the real estate market, we have purchased 32 units and subsequently sold 11 of them. The sale of a 12th unit is scheduled to close in early October. Generally, the units we purchased were in difficult shape, many with original 1971 fixtures. Those units we have sold were updated to match buyers' current expectations. After taking into account all carrying costs and improvement expenses, we have enjoyed a return on investment exceeding 15% annually for the sold units and have increased the recorded sales prices 59% over the originally contracted prices. These results do justify this strategy. Of the 21 units we still own, 15 are rented for terms ranging from one to three years. Of the six vacant units we own, one is scheduled to close in October and the other five are either listed for sale or are undergoing improvements to

enhance their value before they are listed on the MLS.

On Sept. 10-11 the Board held a well-attended open house for residents to show two improved units before we were committed to our real estate broker's commission. Potential buyers who signed in during the unit 27M and 28E tours were exempted from our broker's fees through Sept. 24. Attendees have shared important suggestions during these tours, and they were helpful and appreciated.

In today's low-interest-rate environment, the Association enjoys a return exceeding 5% on its 20 rented and vacant units. This enviable return is after accounting for all improvement expenses and ongoing costs, including real estate taxes, insurance and monthly assessments.

Our condo market has stabilized considerably since the great recession began, and we find fewer foreclosures looming at Malibu East. During 2016, we have purchased one unit and sold four, including the one that is expected to close in October. It has been the Board's goal to improve values for all of our units and we believe that we will not have to intervene as frequently as we did in the past eight years. As recorded in our 2015 audited financial statements, we booked a \$92,000 gain from unit sales for 2014 and \$33,000 for 2015.

This Board continues to believe that turning over units is not as important as managing and enhancing the recorded sales prices. The return on our investment, now exceeding 5%, is dramatically better than what insured certificates of deposit or government obligations offer as alternatives. We believe this has proven beneficial for owners and will continue to improve the valuations at Malibu East.

Committee report

Cable, internet

By *Thomas C. Vaughan*

In 2014, Malibu East signed contracts expiring in 2019 with USA Wireless and HiPoint Technologies for DirecTV satellite and internet service, respectively. This whole process was facilitated by our consultant, Bryan Rader, and the important work of residents on our Communications & Cable Committee.

In return for these new agreements, these companies completely rewired our building, giving each unit "home-run" wiring direct from their distribution points. This rewiring was undertaken with no direct costs to Malibu East.

The internet service is provided at a monthly cost of \$24, fixed for the five years of the contract, and it operates at 90-plus megabits per second, both download and upload speeds. This speed and the corresponding cost are the envy of our condominium neighbors. For comparison, AT&T's DSL service costs \$25 per month and runs at 20% of our internet speed. The Board of Directors has now been able to enhance building security utilizing the internet through the wiring provided by HiPoint Technologies.

Currently our monthly cost for basic satellite TV service is \$24, down from \$32 under the previous contract – a significant reduction. Increases for DirecTV's service are limited to 5% annually per our contract. While we have not received a notice for 2017 rates, we anticipate next year to be increased to \$25 per month.

It will be interesting to see what technologies are available at the expiry of these two contracts in 2019.

2016-17 Board of Directors

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 Martina Molins, Director
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Committee report**Dialogue**

By Neil Warner

The *Dialogue* has two primary goals:

1. Promoting communication among owners, residents, Board, management and staff.
2. Portraying the positive aspects of living at Malibu East and the diversity of its residents.

After doing what we can to reach the first two goals in a given issue, we fill out the remaining pages with articles about the neighborhood that we hope are useful or entertaining for readers.

We invite suggestions from residents about topics that we might cover, including profiles of residents whose lives might prove interesting to readers, or other types of articles that might fit our objectives.

We also would love to have more residents join our volunteer staff. We are particularly in need of writers. We have a very small editorial staff, in addition to a dedicated group of volunteers who deliver each issue to every residential unit in the building.

I am thankful to the *Dialogue* editors who preceded me, helping to make ours one of the better condo newsletters.

As editor, I'm deeply indebted to the invaluable help given to me by our staff, including our graphics editor, Larry Rosen, who fits all of the pieces into each issue like a master of the jigsaw puzzle, and Tracy Poyser, who takes most of the photos. And I think you'll agree that our small core of writers has produced a wide array of well-written, informative articles this past year, including a number of in-depth profiles of Malibu East residents. You can find the names of our volunteer committee members on the back page of each issue.

The staff looks forward to another year of producing the best newsletter we possibly can.

**TV or internet issues?
Call the provider (USA
Wireless or HiPoint)
AND please notify the
Management Office.**

Treasurer's report

By Joan Scholl

Our prior year audit was completed by our new auditors, Nyborg & Company Ltd., and the related 2015 audited financial statements were sent to unit owners in mid-August. The audit reflected Operating Fund revenue in excess of expenses in the amount of \$437,048, and Replacement Fund revenue from unit owner assessments in the amount of \$1,022,589. As approved during the September 2015 annual meeting, the \$437,048 surplus was recorded as a transfer to the Replacement Fund.

Per our latest July 31, 2016, financial data, Operating and Replacement Fund cash and certificates of deposit totaled approximately \$2.4 million, and our investment in 21 Association-owned units was approximately \$3.2 million. As of July 31, 2016, our assets and (unaudited) Replacement Fund balance are in excess of \$5.6 million.

We project there will be an Operating Fund surplus for the year ended Dec. 31, 2016, and, as approved during tonight's annual meeting, any Operating Fund surplus for the year ended Dec. 31, 2016, as determined by our annual audit, will be transferred to the Replacement Fund.

The Finance Committee and management are in the process of preparing Malibu East's 2017 budget, which was scheduled to be approved by the full Board at its Sept. 27 meeting. The budget will then be sent to unit owners for their review, to enable the Board to adopt a 2017 budget at its Nov. 15 meeting. The Board and budget meetings are open to unit owners, and we hope you will attend.

If you notice a hallway spill or accident, immediately notify the front desk for a clean-up.

Committee report**Security & Life Safety**

By Sandy Chaet

Let me first thank management, our maintenance staff and all of you for the help in successfully passing the life safety inspection required by the City of Chicago. Much work had to be done before the City's first inspection last year, with the many modifications leading to the inspection when our building passed. Malibu East was found to be in compliance with the High Rise Life Safety Evaluation Ordinance that is mandated by the City. Among the items required were the voice communication panel in the Lobby, speakers and alarms on each floor, a special red telephone at every fifth floor in the stairwells, changing existing doors (in the Laundry Room and Receiving Room, for example) to meet the fire code, and ensuring that all of our unit doors close automatically. If there was a fire emergency, the Fire Department would use the voice communication system to communicate among its personnel, as well as with residents.

Malibu East also installed new security cameras this year. There are about 24 cameras, including inside the elevators. The monitors at the front desk give the door staff the ability to see all locations. Our head security person, as well as our property manager, has access to these cameras at all times and can view what the cameras have recorded.

Lastly, there has been a recurring problem with the traffic flow in our atrium near the main entrance. Our goal was to discourage vehicles from stopping right in front of the revolving door, which blocks traffic going to the garage and moving around the atrium. The situation needed to be remedied, so the Board voted to place a sign in the atrium that requests all drop-offs and pickups to be made slightly west of the revolving door, near the ramp that provides handicapped access to the building. When vehicles abide by this sign, all of us are able to access our building easier. Thanks for your cooperation.

Committee report**Social***By Sandy Chaet*

Thanks to the members of the Social Committee and those who helped plan, coordinate, set up, clean up, etc., for our many activities. Thanks to Larry Rosen for producing our attractive flyers and to the Management Office, as well as our maintenance staff, for all of their help. And thanks to all of you for your suggestions, generosity and support in making our events successful and so much fun.

High tea, co-chaired by Sally and Andre King, was well-received and will be repeated. The Malibu East 45th anniversary celebration – with architect John Macsai, who designed our building, as well as a slide show by Dominic Wayne – was a huge success. The Thursday afternoon discussion group, led by Aida Calvopina, continues to be enjoyed on the third Thursday of each month. This past year, we have had a fire safety speaker, happy hour, karaoke night, holiday party, New Year's Eve celebration, potluck dinner, dance parties, entertainers such as Edizon Dayao and more.

Walgreen's Pharmacy (6121 N. Broadway) will provide flu shots to residents on Sept. 28.

On Saturday, Oct. 8, multitalented entertainer Edizon Dayao, who was a big hit in two previous appearances here, will be returning to perform in the Windjammer Room. Dayao can sing and play keyboard and saxophone and has performed on cruise ships and in nightclubs. He performs music from the '50s, '60s and '70s, as well as Broadway and contemporary music, line dances, and music for listening, dancing and sing-a-long. Dayao is a crowd pleaser whom residents have asked to invite back. Join us for pizza, wine and soda at 7 p.m., with Dayao to follow around 7:45 p.m.

Lastly, our annual White Elephant Sale will be held in the Captain's Walk on Saturday, Oct. 15 from 11 a.m. to 3 p.m. A White Elephant Sale is for used items such as collectibles, purses, books, knickknacks, computer items, DVDs and more. Only Malibu East residents are allowed to reserve space

(must provide own table and chair), and there is a \$5 registration fee. Malibu East is not responsible for any item sold. Watch for a flyer explaining how to sign up and other details.

If you have any suggestions for activities or would like to join the Social Committee, leave your name, unit and telephone number for me at the front desk or in the Management Office.

Committee report**Garage***By Martina Molins*

The current garage capacity is 508 spaces, down from 520 a couple of years ago. The 508 capacity figure consists of 488 lined spaces and 20 aisle spaces.

The garage is currently underoccupied. There were 461 cars and two motorcycles registered as of Aug. 31.

The current occupants include seven cars from El Lago, four fewer than last year and down 30 from the preceding year. The cars from El Lago are parked in the garage pursuant to a lease agreement between the condo boards. The decrease in El Lago parkers results in a decrease in garage revenue since outside parkers are charged more for the parking spaces than Malibu East residents.

Last year 462 cars were registered in the garage. Thus, the decrease in El Lago cars is mitigated by an increase in cars parked by Malibu East residents.

Currently, 378 units are parking one car in the garage, 71 are parking two cars, and four units are parking three cars.

In 2015 there were nine garage damage claims, three of which were approved. So far in 2016 there have been eight damage claims, and three have been approved.

It appears that the garage currently operates at a loss, but maybe, if the economy continues to improve, we will have a full garage again.

**Recycling reminder:
Don't place plastic bags
or other non-recyclables
in the recycling bins.**

Committee report**Admissions***By Martina Molins*

So far 15 units have been sold in 2016 – one three-bedroom unit, two B units, 11 other two-bedroom units and one one-bedroom unit.

The prices have increased from the beginning of the year until now. The three-bedroom unit sold for \$339,000, the high price for the B units was \$285,000, and the prices for the other two-bedroom units ranged from \$193,000 to \$265,000. The one-bedroom sold for \$187,000. The timing of the sales and the condition of the units sold may explain the difference in prices.

There have been about twice as many rentals as sales so far in 2016. Currently, 102 units are being rented, including 11 owned by Malibu East. Some of the other Association-owned units are listed for sale, and others are being readied for sale or rent. The Board does not, at any one time, list too many units for sale, in order to maintain their value so that prices will continue to increase. The goal is to eventually sell all the units and not be in the business of selling units. In the meantime, the rented units produce income for the Association.

Committee reports**Rules, Captain's Walk***By Arthur Arfa*

A brief summary of the work of the Rules & Regulations and Captain's Walk committees:

Rules & Regulations – We are in the process of updating our rules to permit email contact for official communications between management and owners and to ban drones from being flown around the building, in addition to other proposed changes.

Captain's Walk – We are starting to seek designers to refresh the Captain's Walk decor and update the lower level of the tower. We hope to have this work completed by the end of next year.

Committee report**Sports**

By Neil Warner

The yoga class has been meeting here continuously for nearly 11 years, with our current instructor having been with us 10 years. The class size is typically 10-12 residents, and the cost averages about \$10 per session. The class is open to residents at all levels of experience. We ask that newcomers come to the first session, usually the first Thursday of the month at 6:30 p.m., after which we close the class until the following month. Participants must commit to a full month of classes.

Our swimming pools opened on Memorial Day weekend and will remain open – but without pool attendants – as long as the weather remains suitable for swimming. Management would appreciate feedback on the pool attendants this past season – did they do a good job or not?

The Fitness Room continues to be the most-utilized amenity at Malibu East. If there is a piece of equipment you think we should add, please leave a note for the Sports Committee and explain why we should consider adding it.

Although it doesn't get a lot of use, the Billiard Room continues to be one of our most beautiful amenities. You can try it out if you have your own cue stick.

In addition, we have men's and women's saunas, a tennis court and a running track on the fourth floor, and a ping-pong table and a Racquetball Court on the lower level.

The committee plans to draft a survey that can be distributed to all residents for the purpose of determining which activities would draw enough interest to be implemented. However, those residents who already enjoy an activity but want to find like-minded residents can ask to see the sign-up sheets in the Management Office. These sheets, which are organized by activity, enable residents to connect with each other.

We hope you will consider participating in building activities, whether it's sponsored by the Sports Committee or the Social Committee. It's a great way to meet your neighbors.

State of the Association*(Continued from page 1)*

understand that they will try to repair first those areas that have the more serious problems.

Unfortunately, this work will preclude us from using the balconies whenever the work is being done on the tiers where our units are located. This façade work will include the area on Sheridan Road next to the Captain's Walk where, as some of you may have noted, there is water infiltration whenever there is a big rainfall.

We are also about to start the process of working on the bathrooms in the Captain's Walk to make them wheelchair-accessible.

We also expect to be able to start the work to provide the Captain's Walk with a fire safety exit capability on the east side of the hallway leading to the boat dock. Once we have the staircase in place to reach the boat dock, the Board, with the advice of the owners, will determine the best possible use of that large area next to the lake.

As you already know, we have purchased and sold several units and renovated some of the units we purchased. We have continued to lease

those units that we own. Vice president Tom Vaughan will provide a comprehensive report on this matter.

We continue to look at and plan how we can modernize areas of the building, such as the Windjammer Room and the Lobby, and will continue to tackle repairs as needed.

The Association is financially strong and continues to have very healthy reserves. Our biggest expense as we move into the future is clearly the façade and balcony repairs. Unfortunately, it is also the most annoying one since it affects the use of our balconies and the areas on the fourth-floor deck.

There are many other projects that are being undertaken and planned, but I will stop here. The committees will make you aware of some of these other projects. In any case, I assure you that we are not bored and that there is always something that is going on.

Many thanks for your support and your very useful comments and, at times, criticisms. They are always very helpful so that we do the best for the building.

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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