

Malibu East Dialogue

January 2017

Your Communication and Information Resource

Employees recognized for 155 years of loyal service

By Tracy Poyser

In our 500-unit vertical village, it takes many hardworking and dedicated employees to keep things running smoothly 24 hours a day. From routine maintenance to troubling issues, from garage hikers to engineers and Receiving Room personnel, janitorial crew and night-shift workers, from office management to security, from plumbing repairs to electrical work... every task and every hour spent is valued and important. It would be impossible to calculate the total number of hours, smiles, miles of corridors walked or stairs climbed, packages logged, elevators cleaned, cars carefully parked and retrieved, clogged sinks cleared, emergency calls answered, and doors held open. And, all of that is done by our great staff day and night, always with a smile, a personal hello and that invaluable "can do" attitude.

Here's why this year's employee recognition and holiday luncheon in the Windjammer Room on Dec. 19 was extra special: The combined tenure by



eight staff honorees added up to an astounding 155 years of service to Malibu East. Organized by Employees' Holiday Fund & Employee Recognition Committee member Sandy Chaet with the help of property manager Violette Deschamps and the Management Office team, this festive event featured a lavish self-service buffet complete with soft drinks, salad bar, appetizers, hot entrees and, of course, a variety of sweet temptations. Board members Martina Molins, Carol Beatty, Neil Warner, Art Arfa, Carl Stahlheber and Tom Vaughan mingled with the staff, with chief engineer Lou Colletti keeping things light with his quick wit and funny anecdotes about his crew.

See photos on Page 6

While everyone was enjoying the meal, Sandy opened the "official" portion of the program by reinforcing what we all feel: "I have lived at Malibu East for over 30 years and have seen lots of changes," she said. But, she added, one thing that has not changed is how our staff interacts with the residents: friendly, helpful, courteous, concerned and caring, above and beyond the call of duty. "Thanks for all you do and your willingness to be there for us. Whenever there has been a crisis, be it a snowstorm, power outage or other emergency, so many of you stayed on beyond your shift and even came back to help. We so appreciate what you do so Malibu East feels like a true family," she concluded.

Lou Colletti echoed these sentiments, praising especially the honorees and the staffers who do their shifts day-in, day-out with a terrific attitude and sense of urgency when it's needed. "So many people don't ever get to see you guys, especially the third shift during the night," he said.

Vice president Tom Vaughan then

joined Sandy, Violette, Lou and garage manager Ali Saeed to present the 2016 service awards.

First up was the always cheerful **Noel Raboza**, celebrating an amazing **35 years** as our senior maintenance wizard. "What's so amazing is that Noel can get the worst news in the world and still doesn't stop smiling," said Lou. Since it seemed like only yesterday that he received his 30-year award back in December 2011, it looks as if he's getting younger. "Must have been because I shaved my beard off earlier this year and am just now growing it back," he told me. I'm glad, because that iconic beard helps frame his elfish smile and twinkling eyes. Not too long after immigrating from the Philippines, Noel started in our building's garage in May 1981. He moved on to janitorial duty in 1988 and switched from night to day shift when an opening became available. Plans to retire are nowhere on his horizon. He sure showed off his best smile while accepting his plaque, letter of appreciation and gift card from Vaughan.

Next, two outstanding employees were celebrated for **25 years** of service with plaques, appreciation letters and checks:

The first, Receiving Room veteran **Norma Bolante**, needs no introduction. Since January 1991, she's been keeping track of packages, returns, checking in movers and construction crews, and getting to know each resident by name. She gladly shifted from manual to computer-based tracking of packages and notifications to residents by either email, text or phone, always making

(Continued on page 8)

Malibu East events and meetings

Special owners/Board meetings

Tuesday, Jan. 10

7:00 p.m. - Windjammer Room

Thursday afternoon discussion

Thursday, Jan. 19

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

Board meeting

Tuesday, Jan. 24

7:30 p.m. - Windjammer Room

Dialogue staff meeting

Wednesday, Feb. 1

7:30 p.m. - Community Room

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

Our condolences to the family and friends of Willie Booth



Board meeting notes

By Neil Warner

Tuesday, Dec. 20, 2016

Attendance: Ten Board members, two management representatives, four residents

Excused: Carl Chadek, Carl Stahlheber
Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Holiday fund" was added to Committee Reports.
- 2) "Property manager remuneration" was added to Items Requiring Board action.
- 3) "Laundry Room braille" and "Laundry Room equipment" were added to Old/New Business.

TREASURER'S REPORT – Joan Scholl

1) Financial statement as of Nov. 30

Operating and reserve cash
\$3,113,270

Investment in units
\$3,138,398 (20 units)

Excess of operating revenue over expenses
\$771,687

2) Delinquencies

\$408,344, including \$271,955 from former residents, less \$275,000 allowance for doubtful accounts

COMMITTEE REPORTS

1) Communications & Cable – Neil Warner

The Dialogue has switched to a different commercial printer.

2) Garage – Martina Molins

The garage was 41 cars below capacity as of Nov. 30. Sixteen residents are on the waiting list for single self-parking spaces. There were no damage claims in November.

3) Sports – Neil Warner

A new yoga class typically begins the first Thursday of each month, opening to newcomers on that date only.

4) Social – Sandy Chaet

Holiday party in Lobby and employees' luncheon were both successful.

5) ASCO & Community Affairs – Sandy Chaet

ASCO board members met with 48th Ward Ald. Harry Osterman to discuss issues of concern: ponding of water on east side of Sheridan Road; traffic

congestion on Sheridan between Hollywood and Granville; illegal bike riding on Sheridan Road sidewalks; need for more police patrols on Sheridan Road. It was suggested that people don't talk on their cell phones while walking, and that if they see something that appears unsafe, call 911.

6) Employees' Holiday Fund – Neil Warner

Voluntary contributions hit a record level this year (see article, page 8).

MANAGEMENT REPORT – Violette Deschamps

Items requiring immediate Board action

1) Water heater replacement

Directors approved a proposal to replace a leaking water heater that supplies the saunas, showers and restrooms on the fourth floor.

2) 18L renovation

Board voted to authorize the renovation of Association-owned unit 18L.

3) 35F renovation

Directors voted to authorize the renovation of Association-owned unit 35F, subject to modification of drawings.

4) Lease extension

Board approved a one-year lease extension for an Association-owned two-bedroom unit.

5) CMU indoor repair work

Moved to executive session.

6) 22.1 disclosure statement

Approved as amended.

7) Property manager remuneration

Directors ratified an increase in compensation for property manager Violette Deschamps.

Old/new business

1) 41G sale

Board opted not to take any action on this sale.

2) Facade project

A special Board meeting was set for Jan. 10, at which the upcoming balcony/facade project will be discussed and decisions will be made. Our consultant, Kellermeyer Godfryt Hart, will be present.

3) Elevator report

Signage on elevator doorjambs has

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.

been installed and punch list is being addressed.

4) Captain's Walk ADA restrooms

Contractor has applied for City permit.

5) Captain's Walk stairwell

Management will review the revised drawings.

6) Captain's Walk internet service

Nothing new.

7) AWB roof antenna

Nothing new.

8) Captain's Walk ATM

Residents are encouraged to use Bridgeview Bank's ATM in Captain's Walk.

9) Realtor's sale/lease reports

Realtor reports some promising activity with Association-owned residential units and commercial spaces in Captain's Walk.

10) Rules revisions

Nothing new.

11) Association-owned units

Bridgeview Bank has installed an ATM in Captain's Walk (see article, page 3).

12) Captain's Walk internet services

Nothing new.

13) Realtor report

Our residential broker submitted a report on viewings of Association-owned units.

14) Rules revisions

See article, page 3.

15) Association-owned units

Counting the two units purchased this month, Malibu East owns 22 units, of which 15 are rented and seven are either for sale or being renovated for sale.

16) Malibu-Malibu East meeting

A meeting of the officers from the two associations will be planned for January.

17) Laundry Room braille

Braille strips have been added to the washers and the PayFlex coded value adder.

18) Laundry Room equipment

Director Neil Warner raised concerns about Family Pride's maintenance of the equipment.

The meeting ended at 9:03 p.m. and went into closed session.



What's happening around the building

By Violette Deschamps, Malibu East Manager

HOLIDAY SEASON: The staff of Malibu East is highly appreciative of your generosity through the holiday fund and your recognition of the staff's hard work. We are looking forward to another year as busy and fulfilling as 2016. It is our resolution to continue to serve you to the best of our abilities, expertise and consideration. Our warmest thanks and best wishes for 2017 to all of you.

RECYCLING: We have mailed you a letter accompanied by explanations, pictures and references in regard to the recycling rules of the City, which are now being strongly enforced as of Jan. 1. The City has been lenient since the adoption of its recycling ordinance in 1993, but this leniency is coming to an end as evidenced by recent amendments to the ordinance calling for tougher fines for noncompliance. The City is embracing its recycling ordinance with no more mercy. Please read the documentation we mailed to you and cooperate with the staff to make the recycling program a true success at Malibu East. And yes, there is room for improvement. The staff will assist to the best of its abilities to adjust and improve your recycling methods – just ask. If you are interested in knowing more about the recycling ordinance of the City, please visit www.recyclebycity.com/chicago.

FACADE PROJECT: A special Board meeting will take place on Jan. 10 at 7:30 p.m. in the Windjammer Room to discuss with facade Consultant KGH the balcony railing options, possible cladding of the west walls, phasing, construction budget, unit costs and first-phase bidding. You are welcome to attend.

ELEVATORS: This project is reaching its last steps, consisting primarily of minor adjustments.

DOGS: As a friendly reminder, the staff would truly appreciate it if you would have your dog use the dog run located on Glenlake near the seawall and ensure that your loved ones don't urinate on the lawn of Malibu East.

Urine residue is a pollutant and acid that burns the grass and deters our efforts to preserve the curb appeal of the property.

RULE AMENDMENTS: The Board is preparing a revision of the Rules and Regulations. We anticipate having a group of rules amendments for discussion and fine-tuning in the first quarter of 2017. Any one of you can submit suggestions to the Board via email to the property manager (mecamgr@sudlchicago.com).

Holiday party a joyous time for all

By Sandy Chaet

Our annual holiday party in the Lobby on Dec. 14 was a huge success. The attendance is always so good at this party, with people having a fun, relaxing time.

The music, provided by Randall Flee on keyboards, was a well-received addition to the party.

Thanks to the members of the Social Committee and other volunteers who helped set up, serve and clean up. We also thank all of the residents who brought food or drink to share.

Also much appreciated were the donations from the following businesses. The next time you visit or order from them, please say thank you for their generosity.

- Calo Ristorante, 5343 N. Clark, 773-271-7782 – pizzas.
- Helen Wagner Realty, Captain's Walk, 773-334-0200 – Frango mints.
- Pete's Pizza, 1100 W. Granville, 773-262-4040 – pizzas.
- Villa Palermo, 2154 W. Devon, 773-465-5400 – pizzas.
- Wing Hoe, 5356 N. Sheridan, 773-275-4550 – chicken wings.

If you missed the party, you won't want to make the same mistake next December.

Memorable outage

By Neil Warner

It started with a bang.

No, that's not the way New Year's Eve is supposed to begin; it's how that day is supposed to end.

New Year's Eve 2016 made a big impression on the residents of the 30th floor when an electrical connection malfunctioned in the 30th floor electrical vault.

A loud bang woke my wife and me, along with some neighbors, and produced smoke in the corridor at 4:47 a.m. After calls to 911, the Chicago Fire Department arrived and took the elevators out of service as some firemen went to the 30th floor and sprayed foam into the vault to neutralize the electrical sparks. They waited on the scene until a crew from ComEd arrived and diagnosed the problem, determining there was no further danger to residents.

The power outage originally affected units on seven floors, but after a few hours the power was restored, except for the 30th floor. ComEd concluded that the massive transformer on the 30th floor had to be replaced, which meant hauling a replacement unit here from west suburban Maywood. About 8 p.m. the transformer arrived. The old transformer had to be removed and the new one put in a place, before another ComEd crew came to hook up all of the electrical connections.

Management and staff provided occasional updates to the affected residents. Fortunately, the outside temperatures were in the 30s, helping to mitigate the lack of heat.

The power outage was reminiscent of a cold February day in 2011 when every third floor from 27 to 45 – yes, that included 30 – was without electricity. Some of us on the 30th floor huddled on the corridor floor that day and passed time in conversation, with some hot tea courtesy of an electrical outlet in the hallway that was still functioning. We still talk about that day. Crises like these often seem to bring out the best in our neighbors. If my recollection is correct, that outage lasted from about 2 a.m. to 9 or 10 p.m. – more or less the entire day.

See photos on Page 5

(Continued on page 7)



Community Calendar

By Neil Warner

COMMUNITY AFFAIRS

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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

whi tecranewellness.org

THEATER / SHOWINGS

CITY LIT THEATER

"The Sundial" by Shirley Jackson

Lionel Halloran's wife is convinced that he was murdered by his mother, who stands to inherit the Halloran Mansion.

Jan. 6 thru Feb. 12

Edgewater Presbyterian Church

1020 W. Bryn Mawr

773-293-3682

citylit.org

LIFELINE THEATRE

Fillet of Solo Festival 2017

Lifeline Theatre and Live Bait Theater bring 15 storytelling collectives and numerous solo performers together for a three-week, multi-venue selection of powerful personal stories.

Jan. 13-29

6912 N. Glenwood

773-761-4477

lifelinetheatre.com

LOYOLA UNIVERSITY CHICAGO

"First Friday Series: Amy Conn and Shannon McGinnis"

With over eight years of collaborative music-making under their belt, soprano Amy Conn and pianist Shannon McGinnis deliver a celebration of poetry with songs of Poulenc, Grieg, Laitman, Mozart and Schubert. Friday, Feb. 3, 11:30 a.m.

Skowronski Music Hall

Mundelein Center

1020 W. Sheridan

artsevents.luc.edu/events

RASAKA THEATRE COMPANY

"Vanya (or, 'That's Life')" by Lavinia Jadhvani

A fresh, multicultural take on Anton Chekhov's classic play "Uncle Vanya" about family relationships, broken hearts and the rampant disappointment of midlife crisis.

Jan. 5 thru Feb. 3

Edge Theater

5451 N. Broadway

rasakatheatre.com

RAVEN THEATRE

"The Assembled Parties" by Richard Greenberg

In 1980, the Bascov family gathers with relatives and friends to celebrate the holidays and the accomplishments of the son they assume will one day become president of the U.S. By the year 2000, they find that fate doesn't always play by the rules and that their lives and family look much different than they had planned.

Jan. 25 thru March 25

6157 N. Clark

773-338-2177

raventheatre.com

RIVENDELL THEATRE

"Winter" by Julie Jensen

Now that a woman's once-brilliant

mind is diminishing, her family all have different ideas about what is right for her. Meanwhile, she's ready to take matters into her own hands.

Jan. 7 thru Feb. 11

5779 N. Ridge

773-334-7728

ri vendel l theatre. org

STEEP THEATRE

"Earthquakes in London" by Mike Bartlett

As global destruction approaches, the lives of a climate scientist and his three estranged daughters come crashing unexpectedly back together. The play embodies the chaos of today's society, and asks us what matters most when everything's falling apart.

Jan. 21 thru March 4

1115 W. Berwyn

773-649-318

steeptheatre.org

Cratty to perform

Longtime Malibu East resident Norm Cratty will sing in a choir at two performances of "Too Hot to Handel: The Jazz-Gospel Messiah" on Jan. 14-15 at the Auditorium Theatre.

The 12th annual shows, which honor the legacy of Dr. Martin Luther King Jr., feature renowned soloists Rodrick Dixon, Alfreda Burke and Karen Marie Richardson and pianist Alvin Waddles, along with a choir of more than 100 members and musicians, performing jazz, gospel and blues.

Performances are at 7:30 p.m. Saturday, Jan. 14 and at 3 p.m. Sunday, Jan. 15 at the Auditorium Theatre, 50 E. Congress Parkway. Tickets are \$29 to \$68.

"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*.

2016 holiday party photos



All photos by Tracy Poyser

Employee recognition and holiday luncheon

All photos by Tracy Poyser



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Losing a champion

Residents along Sheridan Road and throughout Edgewater lost a tireless advocate when Sheli Lulkin passed away Dec. 18.

Lulkin served as the executive director of the Edgewater Chamber of Commerce for 19 years before retiring in 2009, serving for a time without pay. Until her death, she continued to serve as president of the Association of Sheridan Condo/Co-op Owners (ASCO), which represents 33 condo and co-op buildings and 6,400 housing units on Sheridan Road between Foster and West Sheridan.

One of Lulkin's first accomplishments on behalf of neighborhood residents was leading a task force and galvanizing public support to convince government agencies to install islands and rock revetments along the Lake Michigan shoreline to prevent the erosion and flooding of lakefront properties. She also worked to limit the population density along Sheridan Road by getting zoning changes that would limit the number of floors in new buildings.

Lulkin was instrumental in getting an extension of the deadline for condominiums' costly compliance with the City's life safety ordinance. She worked to make the beaches accessible to handicapped individuals,

pushed for a children's playground at George Lane Beach and was the guiding force behind the #559 "passive park" at 6151 N. Sheridan. She also was instrumental in bringing a farmers market to Edgewater, improving the lighting at "L" station underpasses, increasing the police presence in Edgewater and contributing to the overall beautification of the neighborhood.

Malibu East residents may also remember that, in 2013, Lulkin spearheaded a successful effort among condo owners to defeat legislation proposed by the state fire marshal that would have required older buildings such as ours to install expensive sprinklers in each unit.

Lulkin was renowned for her ability to call politicians at the local and state levels to voice her concerns and opinions on behalf of her constituents, and the politicians would sometimes call her to find out how condo owners might respond to legislation that was being considered.

In 2013, the Edgewater Historical Society named Lulkin a "living treasure," one who has made a difference in the well-being of the Edgewater community.

Trying to fill the void created by Lulkin's passing, Malibu East director and ASCO vice president Sandy Chaet has assumed the ASCO president's duties.

Memorable outage

(Continued from page 3)

In another incident, a short in a high-power cable in the sixth floor electrical vault in December 2005 caused a loss of electricity to every third floor from six through 24. Every floor except the sixth had power restored in two hours, but it took more than five hours to restore the sixth.

But back to the most recent outage. The New Year's Eve party in the Windjammer Room provided a warming diversion from the outage. The Social Committee did another wonderful job of organizing a welcoming, entertaining party with lots of good food and drink. And committee chair Sandy Chaet managed to successfully handle the multiple stresses of keeping the party running smoothly while being without electricity in her unit all day.

We had a pleasant surprise when we returned to our unit after ringing in 2017, as the power had been restored as of 12:10 a.m.

Nineteen hours without electricity on New Year's Eve - it's one of those experiences we'll recall years from now.

PHONE: (773) 275-0110

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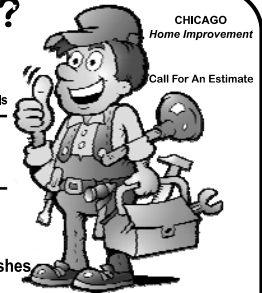
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To our Friends and Patients,

As I wish you all a Happy and Healthy New Year, I take this opportunity to let you know that after 36 years of practicing dentistry, I intend to retire in the coming year. Rest assured, our office will continue to be open and to serve your dental needs. My daughter, Dr. Kerstin Horbal, will continue our family tradition and continue to provide you with dental care, as our family has done for 45 years.

I wish to thank all of you for your continued support.

Wishing you all the best,

Jack Horbal DDS

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Employees recognized

(Continued from page 1)

double sure that nothing gets lost. But, in the rare case a package is misplaced under her watch, she won't rest until it's found. Ever concerned not to leave her realm for too long, she dashed back to duty after a hug from Vaughan as soon as the applause had died down.

The second 25-year honoree was senior maintenance crew member **Armando DeLaCruz**, who came to our building in July 1991 through an introduction by colleague Carlos Morales. Lou pointed out (with tongue in cheek) that, in contrast to Noel, Armando doesn't laugh, he just knows it all ... all the while being just super helpful and knowledgeable about his job. And, when Lou's right-hand man Mike was on sick leave recently, Armando was Lou's "go-to" guy and indispensable to the team.

A quartet of loyal staffers received letters of appreciation and gift cards for **15 years** of service:

Night-shift elves and brothers **Froylan and Jose "Manuel" Sanchez** were up first, with laudatory comments from Violette for their dedication and ability to grow through critique as well as praise. You can learn much more about them from the *Dialogue* archives online, August 2013, when they were profiled in our cover story, "*The night shift - mystery of elves unveiled.*" Manuel started in February 2001 and Froylan five months later, both immigrants from Mexico City who have made good lives for themselves and their families in the United States through hard work and strong ethics.

Then there's our dashing doorman **Gilbert Richardson**, who excels in customer service, courtesy, discretion and diligence in admitting residents and visitors to our building since August 2001, never without a smile and cheerful greeting. Plus, he keeps a sharp eye on the guest parking spaces in the atrium, making sure that those 15 minutes don't turn into an hour. He's a true credit to Malibu East.

The fourth 15-year honoree was one who keeps us safe in our homes, a veteran security guard who blends in with our residents and, therefore, needs

to remain anonymous in print. But, many of us know her, so please say thank you when you get a chance.

Last (but not least) was **Bruce Davis**, a 10-year member of our garage staff, where he started in November 2006. His boss, Ali, calls him an exceptional guy who provides fast, always friendly customer service. No one has ever complained about Bruce, and Ali sure hopes he'll stay at least another 10 years. Violette, our property manager, added that our garage service is run much better than any other high-rise condo parking facility she's come across in her career.

To conclude the program, Violette had the pleasure of distributing the annual year-end bonus checks made possible by our residents' voluntary contributions to the holiday fund, which is allocated among all employees. "It's a credit to our entire staff that the total amount again exceeded that of the previous year," she said, expressing her personal gratitude to the residents and the Board for their generosity and caring. So, let's all join her in letting our staff know that we value what they do for us - and not just now, but throughout the coming year.

Holiday fund

By Neil Warner

The Malibu East staff had a heartwarming surprise before Christmas when the Employees' Holiday Fund Committee distributed a record \$40,000 to them. The staff extend a heartfelt appreciation to the residents for their amazing generosity.

The amount distributed was 9.6% higher than the 2015 amount. The voluntary contributions tallied before the Dec. 15 deadline came from 270 units - including residents and nonresident owners - and two Captain's Walk businesses. The average contribution was \$147, another all-time high.

The holiday fund checks were distributed at the staff holiday luncheon on Dec. 19 in the Windjammer Room. In addition, eight employees were honored for their length of service at Malibu East - an annual Board-sponsored recognition that is separate from the holiday fund but typically occurs at the same time. See the article on Page One for details about the employee recognition awards.

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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