

Malibu East Dialogue

January 2018

Your Communication and Information Resource

Employees honored for 135 years of service

By Tracy Poyser

It's a special holiday tradition at Malibu East, and one that I've been privileged to photograph and witness for quite a few



years now. Every year it's a joy to participate in Malibu East's festive employee recognition luncheon in our Windjammer Room, and this year was extra special because of the number of combined years of service by our honorees – 135 years of dedicated work.

Board members were on hand with Social Committee chair Sandy Chaet and property manager Violette Deschamps to host the occasion and express their personal thanks, not just to the seven award recipients, but all of our loyal employees. Of course, not all of them could be on hand at the same time to enjoy the delicious catered lunch buffet that started the festivities. From noon to 2:30 p.m., plentiful platters of salad, pizza, pasta, chicken, Italian beef, chicken fajitas, Spanish rice and sweet treats left no one hungry, and that was accompanied by easy camaraderie and banter among those present.

As master of ceremonies, Sandy opened the awards presentation by expressing what a joy it is to live in a building with such an exceptional staff. "There have been quite a few changes since I moved in during the summer of 1978," she said, "but one thing that has not changed is the staff interaction with

the residents. Thanks to all of you for your caring, concern, help, friendly manner, and going above and beyond to take care of Malibu East and its residents."

Sandy asked garage manager Ali Saeed to say a few words about two of his men celebrating 10 years of service.

First, **Azmir Hilecisin** (known as Azi). His normal shift is 3-11 p.m. According to Ali, Azi is fast on his feet, always ready to work and gets cars down in record time, and his sunny personality and welcoming smile for everyone make him a real asset. He started working garages 23 years ago, including prestigious locations including the Drake Hotel and the Belmont House, before finding Malibu East, where he hopes he'll stay at least another 10 years. You can't miss him – he has the cutest haircut of all of our garage hikers.



Next, a man who, in Ali's words, is the reason we can sleep well at night. **William (Willie) Watson** works the most difficult shift by himself, keeping the garage humming overnight from 11 p.m. to 7 a.m. He's calm, confident and clearly proud of what he does – from welcoming residents home after a late night out to greeting those working late or early shifts, and making sure late guests are safely on their way – always done with a smile. During the quiet hours from 2:30-3 a.m., he sets up cars for the morning commuter rush out of the garage. Fortunately, he rarely runs

into security problems or troublesome people – but he knows how to handle those, too. Willie started with Standard Parking at Fullerton and Clark but prefers a residential building where he feels part of a community.

After a round of applause (just the first one) for Azi and Willie, Sandy called on Violette to introduce the honorees from the building staff, together with chief engineer Lou Colletti.

Violette echoed Ali's praise for our two garage honorees, then adding her own for another "night bird," doorman **LaTerry Dorsey**, who's also celebrating 10 years at Malibu East. His steady presence and gracious demeanor is a true credit to our community, and three years after this writer interviewed him for the *Dialogue* cover story in November 2014, he's still enthusiastic about his shift and declined an opportunity to move to days. He's calm, self-reliant and doesn't panic. It's a pity that so many residents don't get to see him, so please say an extra-special "hi" to him if you come home late or leave early.

A 20-year award went to maintenance staff member **Victor Noriega**, a man whose return to work after recovering from a brain injury suffered in a tragic accident on July 4, 2016, brought joy and relief to everyone at Malibu East. (Sadly, he had lost his twin brother, longtime Association employee Jose Noriega, only a few months earlier.) Victor returned to work in November 2016, and he attributes a big portion of his progress since then to the support of his co-workers and residents alike. His cousin, longtime Malibu East janitor Carlos Morales, contributed the

(Continued on page 5)

Malibu East events and meetings

Thursday afternoon discussion

Thursday, Jan. 18

2:00 p.m. - Community Room

(every 3rd Thursday of the month)

Board meeting

Tuesday, Jan. 23

7:30 p.m. - Windjammer 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
Helen Kilfoy





Board meeting notes

By Neil Warner

Tuesday, Dec. 19, 2017

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

Excused: Carl Chadek, Jake Levandowski
Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Holiday Fund" was added to Committee reports. "Laundry Room" was added to Old/new business.

TREASURER'S REPORT – Joan Scholl

1) Financial statement (as of Nov. 30)

Operating and reserve cash
\$4,922,787

Investment in units
\$2,604,330 (15 units)

Excess of operating revenue over expenses
\$968,309 year-to-date

2) Delinquencies (as of Dec. 18)

\$462,220, including \$262,118 from former residents, less \$275,000 allowance for doubtful accounts

COMMITTEE REPORTS

1) Garage – Martina Molins

Garage was 61 cars below capacity as of Nov. 30. Thirteen residents were on waiting list for single self-parking spaces. There was one damage claim in November; it was denied.

2) Pets – Sandy Chaet

Committee will hold a meeting of dog owners on Jan. 16 to discuss what type of changes, if any, they would like to see made to dog runs.

3) Sports – Neil Warner

New yoga class begins first Thursday of each month. Newcomers are welcome but must commit to full month of classes.

4) Social – Sandy Chaet

Committee is working to have Windy City Gay Chorus entertain at Malibu East in 2018.

5) ASCO & Community Affairs – Sandy Chaet

City's benchmarking tracks use of electricity and natural gas; buildings will be rated according to their energy usage. A residential building will be constructed to replace Wing Hoe restaurant on Sheridan Road; it can be no taller than 50 feet.

6) Holiday Fund – Neil Warner

Contributions slightly exceeded the

2016 total and were allocated to staff according to a formula. See article, page 4.

MANAGEMENT REPORT – Violette Deschamps

Items requiring Board action

1) 40F sale

Board approved the sale of Association-owned unit 40F for \$325,000, with a \$15,000 credit to buyer at closing. An owners' meeting will be called to approve the sale.

2) Property tax attorney

Board rehired the legal firm that has been handling our property tax appeals.

3) 2017 write-off

Directors voted to write off \$13,804 in uncollected assessments and other fees from two former owners who are deceased.

4) Landscape consultant

Board voted to terminate the contract of our landscape consultant.

5) Windjammer Room window replacement

Tabled.

6) Electric vehicle charging stations

Tabled; awaiting proposals from electricians.

7) Owners' list resolution

Directors approved a resolution pertaining to how management will implement a new law mandating that owners' phone numbers and email addresses be made available to other owners who request this information. See article, page 3.

8) Annual surplus resolution

Board approved a resolution transferring any operating surplus at year-end 2017 to the replacement fund, mirroring a similar resolution made by owners at the annual meeting.

9) Employee commendation budget

A proposal was defeated.

10) Administrative assistant's remuneration

Board approved an increase in annual compensation for administrative assistant Melody Keegan.

11) Property manager's remuneration

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

12) 22.1 disclosure statement

Approved as amended.

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.

Old/new business

1) Committee memberships

Tabled.

2) Admissions meeting format

Tabled.

3) Property and parkway fencing

Tabled.

4) Balcony/facade project

See article, page 3.

5) Stack effect study

See article, page 3.

6) Garage column repairs

Engineering consultant will begin investigation in January.

7) Seawall repairs

Being studied.

8) Vent preventive maintenance

A third tier has been nearly completed.

9) Captain's Walk ADA restrooms

Board is terminating the vendor and will hire new contractor to complete the project.

10) Captain's Walk stairwell

Nothing new.

11) Realtor lease/sale reports

New realtor for commercial unit reports some activity.

12) Rules revisions

Nothing new.

13) Association-owned units

Of 15 units owned by Association as of Nov. 30, nine were being rented, two were under contract to be sold in December, three were listed for sale, and one was being offered for lease.

14) Laundry Room

Because of complaints about inoperable laundry equipment, directors and other owners were encouraged to write letters to management describing problems they have encountered in Laundry Room, so that management can forward them to Family Pride Laundries.

Meeting adjourned at 9:22 p.m. and went into closed session.

Special meeting of unit owners

Tuesday, Dec. 5, 2017

Presiding: President Marcel Molins
Owners approved a resolution authorizing the Board to sell Association-owned unit 33A for \$425,000, plus or minus proration, with a renovation credit of \$90,000 to the buyer. President Molins voted the proxies in favor of the sale.



What's happening around the building

By Violette Deschamps, Malibu East Manager

2018 FEE SCHEDULE: Please be aware that some fees have been increased as part of the 2018 budget. Effective Jan. 1, the party room reservation is \$200 (previously \$160); the late fee for assessments is \$65 (previously \$60); the NSF fee is \$55 (previously \$50); the fee for replacing a lost or unreturned key fob is \$55 (previously \$50); the charge for replacing a pool tag is \$20 (previously \$15); and the move fee and the unit transfer processing fee both are \$250 (previously \$200). The work order fees, parking fees, laundry fees and others remain the same as in 2017.

WINDOWS: The Board is interested to know if any owners are contemplating the replacement of their windows in the spring of 2018. If so, please contact management in January to be added to a list that will serve the purpose of negotiating a volume discount with the vendor, Softer Lite Window Co. One of its windows was installed on the northeast side of the Windjammer Room.

STACK EFFECT AND ELEVATORS: We placed warning signs on the relevant doors of the lower levels for one reason, and one reason only: to emphasize the importance of closing the doors. Indeed, these doors can either aggravate or mitigate the stack effect in the building, depending on whether they are left open or closed. We are asking you to close them in an effort to minimize the stack effect. The stack effect is detrimental to the building; it acts as a chimney in which the warm air exits the top of the building, creating a vacuum that causes the cold air to rush in wherever it can, especially at the lower levels (as well as through window openings in each residential unit). As the air is forced upward, it applies a tremendous pressure against the elevator doors, preventing them from fully closing and causing the elevators to sometimes temporarily entrap travelers. This causes the building to use more energy to keep the building heated. We ask that you help us to minimize the malfunctioning of the elevator doors and therefore potential entrapments.

STACK EFFECT STUDY: A study of

the causes of and remedies to the stack effect has been completed by Sunnyside Design Group, an HVAC engineering firm. The Board will assess and prioritize the remedies, to be implemented in phases.

FAÇADE AND BALCONY PROJECT: There is very little, if any, work being done by Reliable Building Systems on the balconies and facade at this time of the year. RBS will initiate Phase Two of the project with the removal of the existing membrane of the D, F, H and K balconies, possibly as early as February 2018, depending on the weather. We will disseminate the information as soon as the schedule is confirmed. RBS will not request residents to remove their belongings from their balconies; RBS has consented to move the belongings around as necessary while removing the existing membrane.

GARAGE MEMBRANE REPAIRS: You may have noticed that the loading zone facing the entrance of the garage has been partially blocked due to concrete work. There were two large patches in that area where the concrete had delaminated under the membrane. Concrete deterioration is exacerbated during the cold season due to moisture and salt; a decision was made to stop the delamination and remedy the issue without delay. The membrane will be applied over the new concrete once it has cured.

LAUNDRY ROOM: It came to management's attention that some residents have been leaving their

clothes in dryers or washers for hours, and in response, that other residents in need of machines have taken the clothes out of these idle machines. Please keep in mind that the Malibu East Rules and Regulations permits residents to take clothes out of a machine that has completed its cycle. The rules state, "*Clothing shall be promptly removed upon the completion of the cycle. ... Anyone requiring use of a machine may remove unattended clothing after normal completion of that machine's cycle.*"

Also, if you encounter malfunctioning equipment, please take the time to mark it down on the sheet posted on the Laundry Room bulletin board, and if the issue appears to remain unresolved, contact management. You may also phone management and/or maintenance and/or Family Pride Laundries directly while in the Laundry Room.

DISCLOSURE OF EMAIL ADDRESSES AND PHONE NUMBERS: Section 19 of the Condominium Property Act ("Act") governs the books and records that must be maintained for examination and copying by unit owners. Effective Jan. 1, 2018, a section of the Condo Act is amended to entitle any unit owner to obtain a list of all owners' phone numbers and email addresses without stating a "proper purpose." This change is causing privacy concerns in connection with e-mail addresses and telephone numbers being provided without the consent of the owners and without a proper purpose. It is now the law. It is crucial that you complete and return to management the form that we recently mailed you; please do not leave any blanks. Contact management for guidance, if needed.



Malibu East management: Melody Keegan, Violette Deschamps and Dean Lerner



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

CHICAGO POLICE DEPARTMENT

Beat 2433 CAPS meeting
Tuesday, Jan. 23, 6:30 p.m.
Edgewater Branch Library
6000 N. Broadway
(Alternating CAPS and community meetings 4th Tuesday of each month)

EDGEWATER BRANCH LIBRARY

Check out their book clubs and other events.

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

chi.publib.org/locations/28

EDGEWATER HISTORICAL SOCIETY

Current exhibits: "Made in Chicago: An industrial history in everyday objects 1900-1970" and "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

EDGEWATER SATELLITE SENIOR CENTER

Organized activities for seniors, Monday through Friday, throughout the year.

Broadway Armory Park
5917 N. Broadway
312-742-5323

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

BABES WITH BLADES

"The Good Fight" by Anne Bertram

To defend their members, a group pushing for women's suffrage in England built "The Bodyguard" – an all-female security team, trained in jujutsu – and "The Good Fight" began.
Jan. 6 thru Feb. 17

City Lit Theater
1020 W. Bryn Mawr
773-904-0391
babeswithblades.org

JACKALOPE THEATRE

"Franklinland" by Lloyd Suh

Focusing on the only son of Benjamin Franklin, this play asks what it's like to make your way in life knowing your father's greatest invention wasn't you.

Jan. 8 thru Feb. 24
Broadway Armory Park
5917 N. Broadway
jackalopetheatre.org

LOYOLA UNIVERSITY CHICAGO

First Friday Series: Klaus Georg and Sarah Ponder

Noted soloists and ensemble singers, these Loyola voice faculty members come together to present a varied recital of arias, duets, and songs.

Friday, Feb. 2, 11:30 a.m.
Skowronski Music Hall
Mundelein Center for the Fine and Performing Arts
1020 W. Sheridan
artsevents.luc.edu/events

RAVEN THEATRE

"Nice Girl" by Melissa Ross

Josephine Rosen finds herself stuck in her job, her spinsterhood and her mom's house at age 37, but a new friendship and a budding romance bring her the possibility of change.

Jan. 24 thru March 11
6157 N. Clark
773-338-2177
raventheatre.com

RIVENDELL THEATRE

"Cal in Camo" by William Francis Hoffman

With new mother Cal feeling isolated in rural Illinois and yearning to love her baby despite a seething resentment, this play delves into old wounds than can scar even our capacity for connection.

Jan. 5 thru Feb. 17

5779 N. Ridge
773-334-7728
rivendelltheatre.org

STEEP THEATRE

"Hinter" by Calamity West

Inspired by a chilling and true unsolved crime, "Hinter" is a darkly comic thriller set in a remote village in Bavaria in 1922.

Jan. 19 thru March 23
1115 W. Berwyn
773-649-3186
steeptheatre.com

THREE CAT PRODUCTIONS

Chicago New Work Festival

The sixth annual festival features eight Chicago playwrights, each paired with a director, and the playwright-director team workshop the play for a week, culminating in a staged reading on Saturday afternoon.

Jan. 13 thru Feb. 3
Berger Park Coach House
6205 N. Sheridan
threecatproductions.com

Residents reward staff

As seems to happen every year, Malibu East residents were extremely generous when writing checks for the employees' holiday fund. Contributions this year surpassed last year's by a whisker, with nearly \$40,000 being distributed to our employees at the staff holiday luncheon before Christmas.

Contributions were received from 274 units and two Captain's Walk businesses before the deadline, compared with the 2016 pre-deadline totals of 270 units and two commercial tenants. A number of nonresident owners generously contributed to the fund, too. The average donation was just under \$140.

Despite the impressive total collected, it could have been much higher considering that nearly half of the units didn't participate.

A number of contributions were made after the extended deadline of Dec. 17, and those funds will be carried over to the 2018 holiday fund.

Malibu East boasts a staff that averages 15 years of service for our Association, and residents obviously appreciate that loyalty.

The employees extend their appreciation to the fund contributors.

Employees honored*(Continued from page 1)*

accompanying photo of a young Victor not too long after his arrival from Mexico in 1976. According to Lou, Victor caught on quickly in doing any task without much supervision and calls Lou only when he needs help. His resilience in the face of formidable odds is exemplary and earned him a standing ovation at the luncheon.

Attention then focused on a man whose 25-year service leading our security staff is a tremendous asset to Malibu East. (He's unnamed for reasons of security.) What he does – and how – is top-secret, and it's part of the reason he catches some cases of malfeasance quietly and without distressing our neighbors. Violette says it's the best security arrangement she has seen as a property manager in any building. With the help of two other "undercover" security guards, his unobtrusive competence keeps us protected around the clock. He clearly has the well-being of our community at heart and wants everyone here to live in a peaceful environment, from the residential units to the common areas.

Also recognized for 25 years of loyal service was doorman **James (Jimmy)**

Bolante, who doesn't seem to have aged a day since he started at Malibu East in 1992 (as you'll see in the photo accompanying this article). If you're new to the building, you may not know that he's the husband of Receiving Room clerk Norma Bolante, who met Jimmy in 1990 when they both worked at Dominick's grocery store. She joined the Malibu East Receiving Room staff in 1991, and Jimmy started on a temporary basis to help whenever receiving was shorthanded. He soon found his niche as a doorman, first part-time, and then leaving Dominick's for a full-time position with us. Violette praised Jimmy's responsiveness, punctuality, ability to adapt to any changes in front-desk policies, and how well he looks after our residents. Jimmy knows almost every resident by name and has a welcoming smile that lights up the Lobby.

In one of the highlights of the afternoon, Lou did the honors "roasting" an outstanding staff member celebrating 35 years working for Malibu East – **Mirceu (Mike) Rostescu**, Lou's sidekick as assistant engineer for our building. "He had black hair when he started here – even though child labor was still illegal," Lou joked (as illustrated by the accompanying photo of

Mike holding Lou's baby daughter Julie – she's now in college). The two have a close resemblance to Mutt and Jeff – or, as depicted in the hilarious poster created by administrative assistant Melody Keegan, the "TWINS." Seriously, Mike's calm and consistent manner of problem-solving and his ability to analyze difficult situations have been what was needed to keep Lou sane over the years. "Without him, I would be in a rubber-padded room by now," Lou quipped. "You can also set your clock by him," he added, telling a story about how Mike's love for hunting comes to the surface at the same time every year, how Mike takes the same three weeks off every fall to go hunting and how he talks about the vacation for several months beforehand. Joking aside, Mike's integrity and intelligence in everything he does are an example to the rest of the staff.

Before calling on first vice president Tom Vaughan to recognize the honorees and hand out the awards, Violette made a point of recognizing the hard work of ALL our employees in a year full of difficult special projects and sudden emergencies, from completion of the elevator project to the façade work and

(Continued on page 8)**Chicago**

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Holiday party rocks

The Malibu East Lobby was crowded on Dec. 20 when the Social Committee staged the annual holiday party. With the unbeatable combination of good food, friendly neighbors and joyous music, more than 75 residents joined in on the revelry, which spanned several hours.

Social Committee chair Sandy Chaet thanks those residents who participated, especially those who brought food to share. She also thanks her fellow committee members and volunteers – James Brainer, Sam Bullock, Aida Calvopina, Jan Edgar, Sally King and Leon LeRoy – and Randall Fleer, whose keyboard music provided a suitable background for the occasion.

Sandy also thanks the maintenance staff, who set up the Lobby, emptied the trash throughout the party and cleaned up the area afterward. In addition, doorman James Bolante directed all deliveries to the right location and kept a path open for residents and guests coming and going.

There was a wide variety of edibles available, from shrimp to pizzas to egg rolls to chicken to stuffed mushrooms, as well as countless options for dessert, homemade and otherwise.

The following businesses donated

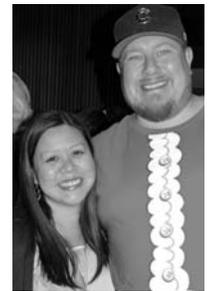
food for the party:

- Calo Ristorante (pizza), 5343 N. Clark, 773-271-7782;
- H.M. Wagner Realty (Frango mints), Captain's Walk, 773-334-0200;
- J.B. Alberto's (pizza), 1326 W. Morse, 773-973-1700;
- Malibu Convenient Mart (soda/ice), Captain's Walk, 773-769-5440;
- Villa Palermo (pizzas), 2154 W.

Devon, 773-465-5400;

- Wing Hoe (chicken wings), 5356 N. Sheridan, 773-275-4550.
- Please patronize these businesses and let them know you appreciated their generosity.

If you missed the 2017 holiday party, try not to make that mistake next December. It's truly one of Malibu East's best parties of the year.





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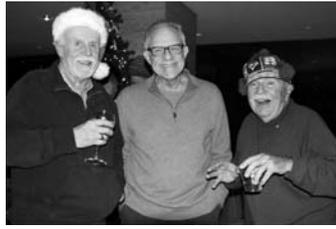


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www.ChestnutCleaning.com



(Holiday party photos by Tracy Poyser)

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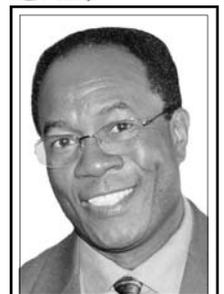
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Employees honored

(Continued from page 5)

ensuring compliance with the City's life safety regulations for the building and all units. She gave special mention to her assistant, Melody, as a tremendous addition to the staff, as well as to representatives from two important contractors: Juan Corona of Reliable Building Systems, who's the foreman of the balcony/façade project, and Chuck Perreault of Oakbrook Mechanical, who's supervising the maintenance of the HVAC and other building systems. It's a very rewarding feeling for her to see that everyone's heart is in the right place, with staff members jumping in to help each other whenever needed. Violette believes that's why this year's employee holiday fund collection slightly surpassed last year's record total in spite of continuing hard times for some residents, and she feels privileged to distribute the annual holiday fund checks and cards to staff members who are so appreciated by the residents.

Tom reflected on the fact that he had the honor recognizing the staff on behalf of the Board on the shortest day of the year, noting that the Board adopted the employee recognition program in November 2007 and revised it in February 2010. He personally congratulated each of the seven honorees to a round of applause, presenting each one with a letter of recognition signed by Board president Marcel Molins and a gift card. The two 25-year honorees also were presented with engraved wall plaques. Of course, the occasion was a great photo opportunity.

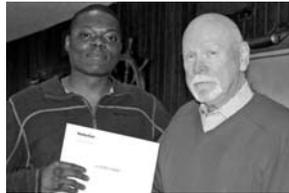
The luncheon concluded with much mingling and conversation, especially when more employees joined in – several of those on duty that day could spare only a little time away from their assigned stations, such as doorman Gilbert Richardson or Norma in receiving.

As always, thanks are due to the Social Committee for choreographing this annual event, with input from the staff on the menu, and help from employees Carlos, Fernando Romero, Bernard LaPinard and Board member Carol Beatty in setting things up.

If you have a chance, please take time for a personal thank-you when you come across our honorees and, for that matter, all employees who make Malibu East such a wonderful home.



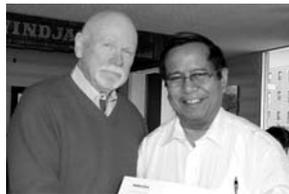
Tom Vaughan and William Watson



LaTerry Dorsey and Tom Vaughan



Tom Vaughan, Azmir Hillcisin and Ali Saeed



Tom Vaughan and Jim Bolante



Victor Noriega



Mike Rostescu



Greg Mejia



Mike, Lou Colletti, Chuck Perreault



Victor, Noel Raboza, Ruben Escobar, Greg

(Staff luncheon photos by Tracy Poyser)



Young Mike and baby Julie Colletti



Young Victor Noriega



Young Jimmy Bolante

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.

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