

Malibu East Dialogue

September 2020

Your Communication and Information Resource

Roula Alakiotou's rewarding half century

By Ron Cohn

Roula Alakiotou was an architecture student at the U. of I. Chicago when she was invited to a Fourth of July house party at Malibu East. Some of her classmates had landed a commission, exceedingly rare for students, to design the interior of a condo for an original owner in the brand-new building, and the finished product was ready to be shown off.



In a way, for Roula, that party has never really ended.

Along with the expected fireworks, a romance exploded that evening for Roula and the unit owner, Al Borenstine, and, before the end of the year, she was living with him in unit 5K. She and Al went on to get married, have twin daughters in 1978, expand into a palatial A and B combined unit and raise, with the help of her mother, their family at Malibu East. Roula and Al both recorded outstanding accomplishments and success in their respective fields, became grandparents, traveled widely and were happy here together until Al's

passing in 2016.

Roula, still youthful, is living gracefully in the grand space and is filled with an architect's enthusiasm for the building's future. Asked whether she had thought of moving, she replied, "Where else would I want to go?"

Al Borenstine had not become a Malibu East owner by chance. A Wharton MBA and expert in the new computer field of systems design management, he was receiving the industry's National Distinguished Service Award by the Boston chapter of the Association for Systems Management, for consistent service and contributions to the systems profession. Among other achievements, he had directed the management information systems for New York's Levittown, the world's most famous housing development.



Al was approached at the awards ceremony by developer Herb Rosenthal of Dunbar Builders, who "made him an offer he couldn't refuse." He was recruited to come to Chicago and apply his computer magic to Malibu East. Working with the architects and engineers, Al designed the systems that made this mammoth project operationally possible. He also purchased 5K, one of the first units completed.

The building, notable for its architecture, was well-known to Roula, who had its designer, the colorful John Macsai, as one of her professors at UIC. "I thought the building was beautiful," she remembered. "It had an order that was missing from all the other Sheridan Road buildings."

An Athenian girl's architectural dream

From her earliest memories, Roula Alakiotou had always wanted to be an architect. As a girl growing up in Athens, her dream was taking shape at Athens Tech, but, halfway through, she elected to pursue it to completion in Chicago and the U. of I. "In the '60s, we Athens Tech students of the neoclassic city were in awe of Chicago's modern kings, Mies van der Rohe and Frank Lloyd Wright," she explained. "Chicago was the mecca of architecture, and UIC was in the heart of it all."

She said that, for students, "the city itself was the study model, the professors were associates of the masters and were all practicing architects at the great firms in the city."

After earning a bachelor's degree, with honors, from UIC, the next step in Roula's grand plan was to go on for her master's in architecture at the U. of I. at Urbana-Champaign, which she received, also with honors, while maintaining her relationship with Al. The final step in the plan, however, had always been to

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Malibu East events and meetings

Meet the Candidates

Wednesday, Sept. 2

7:30 p.m. - via Zoom conference

2nd budget meeting

Tuesday, Sept. 8

6:00 p.m. - via Zoom conference

Annual meeting

Tuesday, Sept. 15

7:30 p.m. - via Zoom conference

Board meeting

Tuesday, Sept. 22

7:30 p.m. - via Zoom conference

Book club

Sunday, Oct. 4

1:00 p.m. - Community Room

(face covering required)

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



Our condolences
to the families
and friends of



Marie Graham

Marilyn Chase

Joe Mack



Board meeting notes

By Neil Warner

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.

Tuesday, Aug. 25, 2020

This Board meeting was held virtually via Zoom video conferencing for directors and via telephone conferencing for owners.

Attendance: Ten Board members, two management representatives, 20 residents

Excused: Thomas Irvine, Carl Stahlheber
Presiding: President Marcel Molins

REVISIONS TO AGENDA

- 1) "Noise abatement amendment" and "election of secretary" were added to items requiring Board action. "Garage employee" was added to old/new business.

TREASURER'S REPORT - Joan Scholl

1) Financial statement (as of July 31)

Operating and reserve cash
\$895,488

Investment in units
\$1,744,537 (10 units)

Excess of operating revenue over expenses
\$332,242

2) Delinquencies (as of Aug. 21)

\$342,391, including \$240,112 from former residents

3) Budget meetings

Two meetings to discuss the 2021 budget have been set for Aug. 27 and Sept. 8, starting at 6 p.m. Owners can listen to the meetings via Zoom teleconferencing.

COMMITTEE REPORTS

- 1) No committee reports were given.

MANAGEMENT REPORT - Violette Deschamps

Items requiring Board action

1) Fire pump test header, jockey pump

Board approved a vendor's bid for replacement of fire pump test header and jockey pump.

2) Upper west facade

After RBS discovered moisture behind cinder blocks on 45th floor, directors authorized similar repairs to west wall as was done on 43rd and 45th floors.

3) Urban design & landscaping: globe lights

Board approved management's recommendation to install four new globe lights at NW corner of property to highlight new landscaping.

4) Urban design & landscaping: granite

Directors authorized installation of

new granite flooring near lobby entrance.

5) Urban design & landscaping: various changes

Board approved various changes to contract.

6) Sliding door guidelines

Directors approved KGH's new guidelines for replacement of sliding glass door/windows in units, as well as an expanded list of installers who are authorized to work at Malibu East.

7) 22.1 disclosure statement

Approved, pending an update by the treasurer and property manager.

8) Noise abatement amendment

Board approved a new Noise Abatement Policy (see page 3).

9) Election of new secretary

Directors elected Carl Chadek as secretary, following Carl Stahlheber's resignation.

Old/new business

1) 2020 election

Board urged owners to submit their election proxies early.

2) Coronavirus protocol

Directors voted to make face coverings mandatory whenever residents are outside their units, in any of the common areas.

3) Recreational facilities

Reopening of facilities has gone smoothly, except for several pool incidents.

4) Elevator assessment

Management has received a second report about elevator maintenance and is working with vendor to fix touch screens.

5) East air handler heating system

Based on consultant's recommendation, management will get bids for replacement of filtering system of the two air handlers.

6) Sliding door water testing

Now underway. KGH will submit a report to management.

7) Urban design & landscaping

Vendor will address punch-list items for Phase One.

8) Balcony/facade project

RBS may be able to finish its work in October, weather permitting.

9) Plaza renovation

New carpeting is being fabricated. Building staff is painting the walls.

10) Boat dock use

Board will solicit suggestions from owners regarding how best to use the

refurbished boat dock.

11) Lobby aesthetic

Architecture & Aesthetics Committee will develop a plan for deploying furniture in the lobby during the pandemic.

12) Real estate open houses

Several directors will work with management on developing temporary guidelines for permitting realtors' open houses during the pandemic.

13) Unit door lock box

Tabled.

14) Flu shots

Walgreens nurse will administer flu shots in the Plaza from 2-5 p.m. Wednesday, Sept. 9. See the flyer for details.

15) Plaza rentals

With one new tenant moving into the executive suite and an existing tenant expanding their office, the spaces in the Plaza available to be leased are the former beauty salon, the white room, Bezz Training's former space and one space in the executive suite.

16) Association-owned units

Following the sale of unit 9J in late July, the Association owned nine units, all of which were being rented.

17) Garage employee

Board was told that a car hiker had passed away. See page 4.

The open session ended at 9:43 p.m. and went into closed session. Any decisions reached by the Board in closed session will be ratified during open session at the Sept. 22 Board meeting.

Book club

The next Malibu East book club meeting will be Sunday, Oct. 4 at 1 p.m. in the Community Room. All are welcome to attend. Face coverings are required.

The book is "The Splendid and the Vile" by Erik Larson. The story is a saga about Winston Churchill's family and defiance during the Blitz. After the discussion, the next book will be chosen.

Board meeting dates

September 15	October 27
(annual meeting)	November 17
September 22	December 15



What's happening around the building

By Violette Deschamps, Malibu East Manager

CORONAVIRUS: At the time I am writing this article, Friday, 8/28/2020, Malibu East Condominium has had thus far three known COVID-19 cases; two of these cases came to our attention in August. All three cases have been the subject of quarantine and resolved.

From the Board of Directors: "The Coronavirus Pandemic will likely be with us for the coming months. The Board of Directors has reviewed our current safety protocols and has made adjustments over the course of the pandemic that began here in the U.S. this past March.

"Government recommended safety guidelines include staying at home as much as possible, wear a cloth face mask when you go out, practice social distancing when feasible, wash your hands, and disinfect frequently used surfaces.

"These guidelines apply, particularly, inside our building, but also outside in public. Management has incorporated these measures for our staff. There is an aggressive cleaning schedule in place for the common elements. As residents, we must all do our part for our own safety and the safety of others. It is up to each of us if we wish to take on additional precautions.

"Here is the updated safety protocol for everyone who enters the building:

- ***Face masks shall be worn by everyone while in any of the common elements.***
- ***Practice social distancing when feasible.***
- ***No more than 4 people at once may ride in any of the 5 elevators.***

"It is important to note that since the beginning of the pandemic this past March, there have been only 3 known cases of COVID-19 infection in our building. This is not to diminish the importance of the issue, but to offer some positive perspective."

DOG RUNS: The new dog runs will be accessible once the fob system, lighting and camera installation are completed. Note that the dog runs are restricted to residents' dogs that are registered at Malibu East. The dog runs are the subject of a significant investment by the owners of Malibu East; there is no arrangement with any neighboring properties to allow their residents to

use the MECA dog runs. All residents will receive an email from management to indicate when the dog runs will be accessible and how to register for the new fob. A blank pet registration form will be attached to the email.

ACCESS AND USAGE POLICY OF THE RECREATIONAL AMENITIES: The policy issued earlier in July remains in place. The main provisions consist of the following:

- a. Hours of operation of the amenities remain the same;
- b. Wearing masks and preserving the 6-foot distancing when possible;
- c. Guests are not allowed until further Board decision;
- d. WJR is still unavailable for reservation;
- e. Amenities on the 4th floor are sanitized daily; residents shall continue to take the necessary measures they judged necessary for their own safety in regard to the coronavirus pandemic.

FAÇADE AND BALCONY PROJECT: The work is progressing in compliance with the original schedule of Phase 4. Visual summaries prepared by KGH are regularly email-blasted to our residents; the last update was sent on 8/25/2020. The C tier balconies were turned over to the C tier residents on Friday, 8/28/2020.

North façade: RBS has staged its scaffold on the north side of the building to proceed with small repairs that came to our attention after the completion of Phase 2. The work is minor and should be completed in September.

West façade of the tower: The Board has made the decision to hire BACR to add the remediation of the cinder blocks on the 45th floor, north cinder block panel. The west façade work should be completed by mid-September, weather permitting.

URBAN DESIGN AND LANDSCAPING: Phase 1 of the project is progressing in compliance with the projected 2020 schedule, except for the atrium walkway/ramp and the entrance to the lobby that are delayed due to the fabrication of the new revolving door. The entrance to the lobby will be entirely replaced in 2020, including

new granite floor tiling on each side of the entrance. The walkway starting from the public sidewalk up to the garage will be demolished and redone prior to the installation of the new entrance assembly. This work also includes rebuilding the ADA ramp connected to the walkway. Helios and building staff will manage the traffic in and out of the building and garage during the execution of this work. For safety measures, the Sheridan Road pedestrian and vehicular ingress will be blocked and drivers will be directed to Glenlake to enter the garage or access the main entrance. We will direct the pedestrian traffic to the garage ingress during the time of the installation of the revolving and side doors.

Per the June article, the construction work has been divided into two phases. The Board slightly modified the Phase 1, to be completed in 2020, by including the installation of the parkway fencing following the financial incentives submitted by Helios, and the installation of granite at the main entrance.

Helios and JRA landscape architect inspected the hard and soft landscaping work in late August to establish the punch list of items to be reviewed. The remaining work in Phase 1, consisting mainly of the atrium walkway/ramp and the main entrance, is anticipated to be completed by the end of October, weather permitting.

SLIDING DOOR GUIDELINES: KGH finalized the guideline for the replacement of sliding doors by owners. The Board of Directors approved the guideline as a policy. The guideline is available in the Management Office; it can be emailed, or handed out via the Receiving Room, or mailed. The guideline contains a description of the approval process, the performance and installation requirements, and a list of six acceptable sliding door assemblies fabricated in the country.

NOISE RULE AMENDMENT: The Board adopted the following Noise Abatement Policy on 8/25/2020:

"Residents must observe the quiet time hours from 10:00 p.m. to 8:00 a.m. daily, indoor and outdoor, regardless of holidays. The noise abatement refers to the reduction of spoken voices, and sounds emanating from sound systems, radios, stereos, amplifiers, TV sets, computers, musical instruments, and other devices producing noises/music/

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Community Calendar

By Neil Warner

COMMUNITY AFFAIRS

BROADWAY ARMORY

Temporarily being used as a homeless shelter during the pandemic.
5917 N. Broadway
312-742-7502
goo.gl/MSZSES

CHICAGO NORTHSIDE AARP COMMUNITY GROUP

Seniors group meets via Zoom at 12:30 p.m. the first Tuesday of each month (Sept. 1).
bit.ly/mecax1

CHICAGO POLICE DEPARTMENT

Beat 2433 CAPS meeting
Tuesday, Sept. 15, 6:30 p.m.
Engine 70 Firehouse
6060 N. Clark (use north entrance)

EDGEWATER BRANCH LIBRARY

Check out their book clubs and other events.
6000 N. Broadway
Mon. and Wed.: 10 a.m.-4 p.m.
Tue. and Thu.: 2 p.m.-8 p.m.
Fri. and Sat.: 9 a.m.-3 p.m.
(closed on Sundays)
312-742-1945
chipublib.org/locations/28

EDGEWATER HISTORICAL SOCIETY

Closed until further notice.
While the museum remains temporarily closed, they invite you on a virtual curator's tour of their current exhibits:
(Edgewater Beach Hotel)
bit.ly/ehsx1
(Chicago Conspiracy Trial)
bit.ly/ehsx2
(High Water and Hell)
bit.ly/ehsx6
5358 N. Ashland Ave.
773-506-4849
www.EdgewaterHistory.org

EDGEWATER SATELLITE SENIOR CENTER

Closed until further notice.
Broadway Armory Park
5917 N. Broadway
312-742-5323

EDGEWATER VILLAGE

Online programs via Zoom to engage and support older adults.
www.EVChicago.org

E-WASTE RECYCLING

Streets and Sanitation Dept. is partnering with Dept. of Health to collect electronic waste for recycling.

Items accepted include computers, monitors, TVs, printers, keyboards, mice, VCRs, DVD players, video game consoles, MP3 players, iPods.
Streets and Sanitation Div. 1 yard
6441 N. Ravenswood
9 a.m.-1 p.m. Sept. 2, Oct. 7, Nov. 4,
Dec. 2 (more info: bit.ly/mecax5)

FARMERS MARKETS

Andersonville: 3-7 p.m. Wed.
On Catalpa betw. Clark & Ashland
AndersonvilleMarket.org
Evanston, 7:30 a.m.-1 p.m. Sat.
At University Place & Oak Ave.
EvanstonFarmersMarkets.org
Glenwood: 9 a.m.-2 p.m. Sun.
1233-41 W. Pratt
GlenwoodSundayMarket.org

Note: All three markets offer the option of preordering or buying on-site, and all three are observing special precautions, including the wearing of face coverings, for the safety of vendors and customers.

WHITE CRANE WELLNESS CENTER

Online programs for persons 60 and over.
1355 W. Foster Ave.
773-271-9001
whitescranewellness.org

THEATER/SHOWINGS

Theaters remain closed until further notice.

Garage employee passes away

Malibu East has lost a valued member of its garage staff.

Victor Ukatta, 61, died recently. He had worked for our garage management company, SP+, for 21 years, including the past year at Malibu East. He is survived by his wife and three children.

"Victor was a very nice gentleman who was always smiling, never late, and also never called off from his shift," garage manager Ali Saeed said. "We are really missing Victor."

At nighttime, Victor would take care of his son, who requires special attention, while his wife was at work, according to Ali.

Residents who want to send their condolences to Victor's family can drop off cards, etc., to Ali at his garage office no later than Sept. 15. He will forward them to the family.



Try mindfulness in trying times

By Lynne Forella



Are you feeling more anxious these days? You are not alone. These are stressful times. Living mindfully will help.

Mindfulness is simply paying attention to the present moment without analysis or judgment. By practicing this, you can find emotional and mental balance, allowing you to navigate these uncertain times and be more open and able to help others.

Meditation is an excellent form of mindfulness, but it is not the only way to practice it. There are many simple ways to live mindfully: walking in nature, tuning into your senses, appreciating the beauty around you, or reaching out to others and feeling your connection and shared vulnerability. Everything you do can be done mindfully.

Here are five ways to use mindfulness in these trying times:

1. Take some long, deep breaths. Inhale slowly to the count of five. Exhale, counting to five while releasing any tension you are holding. This will calm your nervous system.
2. Get moving - gently, mindfully. Try yoga, tai chi, or just take a walk in nature. Find the beauty all around you.
3. We are all facing some real fears right now, for ourselves, for our loved ones, for our community, for the world. Facing these fears will lessen their hold on you. Take a look at them. Call them out for what they are. Try naming them out loud. Try saying, "I do not want to get this awful virus. I do not want to die." This can help relieve some of your buried anxiety.
4. Be mindful of the amount of news you take in. Yes, stay informed. For your well-being, set some limits.

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Don't leave your laundry in the machine after it's done; others may need to use your machine.

Roula Alakiotou

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return to her family in Athens and continue her career, which had already included an internship in professor Constantine Doxiadis' inspirational work for Athens' decentralization and other large-scale civic projects in Greece and the Middle East.

A crisis was looming, but a Greek tragedy was averted when some well-deserved recognition came Roula's way in the form of a life-changing offer from the Chicago city Architect's Office. The public sector brilliance she had shown was just what they needed for the epic transformation of Navy Pier and other award-winning urban and historic projects.

Three years later she founded her own architectural firm and, with Al's enthusiastic participation, a pair of beautiful twin girls.

Raising children in Malibu East's early days

Roula said that Sheridan Road in general, and Malibu East specifically, was pretty much a senior citizen/empty nester environment.

"There were very few young families, and the seniors weren't that crazy about having little kids running around," she explained. "The use (by children) of public amenities like elevators, the pool, etc., was frowned on and difficult, and the reason why Al and a couple of other parents sought to get elected to the Board of Directors," she went on. "Once there, they were able to broaden the building's tolerance, created a children's room (where the ramp and Management Office are presently located), and make the building welcoming to young families."

There was no real playground in the neighborhood except for a couple of swings at Thorndale Beach, with a flow of traffic off Sheridan Road making the partially fenced park less than safe for children. Roula, through her work with her own firm, was quickly earning a reputation for community-based projects, including authoring *The Chicago Beautification Manual*, which included guidelines for neighborhood improvement. With that credential, she worked successfully with then-Alderman Marion Volini to restrict auto travel on Thorndale east of Sheridan to remove the traffic hazard for kids using the playground.

Getting her twins a safer place to play was a natural move that quickly positioned her as a leading force in making Edgewater a better place to live, when Alderman Volini recommended Roula to the Edgewater Community Council to work on a neighborhood project of historic importance.

Creating today's Berger Park

In the late 1970s, Berger Park was a narrow strip of land at Granville and Sheridan, along the south edge of the property known as the Viatorian mansions. Rights to the beachfront parcels had been purchased by the Park District in 1965 from the Clerics of St. Viator. They comprised three turn-of-the-century beachfront mansions and two coach houses that the Viatorians had used to house student priests since the order acquired the land and buildings in the '40s. They were allowed to continue that use until they moved out in 1979.

Developers soon came in with a \$6 million bid to purchase the houses and tear them down for the construction of high-rise condos. The Edgewater Community Council, in a preservation movement led by Kathy Osterman, Bob Remer, Alderman Volini, David Orr and Roula, opposed this sale and ultimately convinced Congressman Sidney Yates to apply for urban grants that would allow the Park District to exercise its purchase rights. The Viatorians agreed to sell the property to the city for the \$2 million in grant money, with the condition that the buildings be used for nonprofit purposes.

This victory for the community was the first in a decade of uphill struggles under Roula's leadership to deliver the mansions for community use, and which ultimately resulted in the National Park Service naming Berger Park to the National Register of Historic Places on Jan. 10, 2010.

All through the '80s they worked to raise the money needed for the demolition of the third, northernmost mansion, which was beyond repair; the salvation of the middle house, which was almost as dilapidated; the creation of an 8,000-square-foot playground; and the development and operation of the café just behind the two mansions, now named the Waterfront Café. Roula was a force behind these undertakings, serving pro bono as the president of the North Lakeside Cultural Center for nine

years while juggling motherhood duties and running an increasingly successful, award-winning architectural practice.

Community recognition and architectural honors

Roula's talent, leadership and boundless enthusiasm have earned her wide recognition and many coveted awards.

The preservation of the Sheridan Road mansions for posterity was an achievement honored by the Edgewater Community Council and the Edgewater Historical Society, which honored Roula by naming her an "Edgewater Living Treasure" in 2013.

She served under three mayors as the only architect on Chicago's Zoning Board of Appeals and serves on Chicago's Building Department Committee on Standards and Tests. Roula has taught at UIC as an adjunct associate professor and mentors international architectural interns from the School of the Art Institute.

She is responsible for many significant projects, including a groundbreaking design for the 1,600-capacity maximum security facility of the Cook County Department of Corrections, for which *Chicago Tribune* architecture critic Blair Kamin wrote, "She brought considerable vision to the job ... melded a tough-minded concern for security with an innovative, humanistic vision." She designed the Remote Station for the O'Hare People Mover System, the 35th and Archer, and a State Street subway CTA station, Chicago public schools, an 80-acre monastery complex near Kenosha, Wisconsin, and many other projects in her 40-year practice.

She is co-founder of Architects for Social Responsibility, and in 1997 her peers elevated her to a Fellow of the American Institute of Architects, granting her the coveted designation FAIA. She is on the board of the Chicago Women Architects Foundation, supporting the next generation of women architects, from which she received a lifetime achievement award in 2018.

None of these accomplishments is as rewarding, Roula insists, as having two beautiful granddaughters.

Borrowing the title of the Edgewater Historical Society's iconic award, we must agree that Roula Alakiotou is a living treasure of Malibu East.

Management report
(Continued from page 3)

sounds/voices that are louder than the average conversational level measured vertically or horizontally at the hallway doors and dividing walls of units. Necessary abatement may consist of turning off or lowering the sound sources sufficient to avoid sound transfer into other units or in the common areas. Sound transfer from a unit during the designated quiet time will not be tolerated.

"Subwoofers, amplifiers, stereos, and similar sound enhancement equipment: Any audio systems with subwoofers or other sound enhancers shall be equipped with 'vibration silencers,' and subwoofers or other sound enhancers shall be installed away from the dividing wall with another unit and off the floor, and shall be erected on sound-absorbing panels. Noise transferred to other units resulting from subwoofers or other sound-enhancing equipment will not be tolerated."

BULK ROOMS: It appears that the function of the bulk rooms located by the service elevators may be misunderstood by some. The bulk rooms are dedicated to the storage of recyclable materials, with several exceptions, including bags of discarded cat litter, which can be left on the floor in triple bags (to prevent the cat litter from being placed into the rubbish chute, as these bags tend to explode at the lower level and contaminate the compactor room). The recyclables placed in the bulk rooms must be cleaned and placed in the blue bins or, for larger items, on the floor against the walls. All items placed in the bulk room are picked up and brought to the lower level every night.

AFTER-HOUR DELIVERIES: We have had a few incidents involving

drivers from Amazon, UPS and USPS dropping off packages in the loading dock after the business hours of the Receiving Room, despite the policies of their respective employers and Malibu East. The packages are left unprotected, susceptible to be stolen or damaged. Management contacted the involved carriers with mitigated results. Please be aware of the issue and take the necessary precautions to avoid deliveries after business hours as it may cause substantial loss and hassle.

2020 ELECTION: The election packet was emailed on 8/27/2020 to all owners for whom we have a current email address. The same election packet was mailed on 8/28/2020.

Note that there are significant procedural changes to the election due to the coronavirus pandemic.

Your email address may not be registered with management if you do not receive our email blasts. Please contact management to update your email address in order to be added to the distribution list.

The Board of Directors wishes to stress the importance of submitting your proxy before the annual meeting even if you plan to attend the meeting "in person" via Zoom video/audio or telephonic attendance. If a quorum of unit ownership in attendance "in person," via Zoom and by proxy, is not achieved, the meeting will have to be rescheduled at considerable expense to the Association. For this reason, your Board wishes to achieve a quorum by the proxy method and urges your support in this endeavor. In order to help ensure your election proxy will be received in time, it is strongly recommended that you submit your proxy to Nyborg & Company using one of the submittal methods described in the election packet, preferably via email.

And last, due to the difficulties of

conducting Zoom meetings, the Board is kindly asking owners to submit the questions you wish to ask the directors via email to management by Sept. 14, 2020 (mecamgr@sud1erchicago.com). It would allow the Board to save time during the meeting.

GRILLING: Lighting fluid or other easily ignitable material of any kind is prohibited on balconies at Malibu East.

BOAT DOCK: The boat dock has been completely renovated. Anyone can suggest to the Board possible usages of the area. Email your suggestions to mecamgr@sud1erchicago.com.

CONVENIENCE STORE: Despite the coronavirus pandemic, the operators of the Malibu Market keep its door open, and continue to carry daily fresh dishes, fresh meat and produce, breakfasts, espresso coffee, wines, beers and liquors in addition to basic body care products. Importantly, they can deliver to your door for a small fee (call 773-347-9797).

The store is open from 7 a.m. to 10 p.m. all days but Sunday; and from 9 a.m. to 9 p.m. on Sundays.

2019-20 Board of Directors

- Marcel Molins, President
- Thomas Vaughan, 1st Vice President
- Arthur Arfa, 2nd Vice President
- Joan Scholl, Treasurer
- Robert Larson, Assistant Treasurer
- Carl Chadek, Secretary
- Carol Beatty, Assistant Secretary
- Samuel Bullock, Director
- Sandy Chaet, Director
- Thomas Irvine, Director
- Martina Molins, Director
- Carl Stahlheber, Director

5128 W. Irving Park Rd.
Chicago, Illinois 60641
Business: (773) 283-4600
Home: (773) 271-7649
Cell: (773) 520-1945
PSmith6033@sbcGlobal.net

Expert service, Buying, selling or renting — contact Percy

Recently closed on 6F
Recently rented 31H, 39H
Units for sale: 32L, 5M
Unit for rent: 42L

Percy L. Smith



I'm glad you feel fine...

but you can still make others sick.



Let's all stay safe:
wear a face covering in public
and practice social distancing

Restaurant carryout report card

By Beth Robinson

Under the city of Chicago's Phase IV guidelines, restaurants are operating under restrictions that continue to make their survival a touch-and-go proposition. They are able to offer outdoor dining, wherever possible, and indoor dining at a maximum of 25% of capacity.

We continue our series of reporting on the carryout and delivery of neighborhood restaurants.

Twisted Tapas (1146 W. Pratt)

Website: TwistedTapas.us.

Twisted Tapas opened for business again in July with inviting indoor seating near large, open windows to bring the outdoor breeze inside. Not quite ready for indoor seating, we called to preorder a few items for carryout. Street parking was limited, but pickup at the hostess' station was quick and easy.

We loved the seared spicy shrimp, served with plenty of red pepper oil and a portion of sliced bread to sop it up. The beet salad with goat cheese and onion was also tasty. To achieve the full

"trip to Spain" effect, we bought a chilled bottle of red sangria that came with a small cup of chopped oranges and apples.

The food was packed in aluminum containers with lids in paper bags. Unfortunately, some of the generous portion of red pepper oil leaked out of the container before we got home, necessitating the premature use of all of the paper napkins in the bag to blot up the oil.

The restaurant has a tempting menu of hot and cold tapas, ranging from the traditional potato salad (\$6) to lobster ravioli (\$12). Though we ordered two items as appetizers, selecting 2-4 tapas per person would make a satisfying and varied meal that accommodates different preferences. The bottle of sangria is a bit pricy at \$27, but we bought one in the spirit of supporting a restaurant we would like to keep in the neighborhood.

Reservations are required for restaurant seating. When calling for a reservation, be sure to learn about their COVID-19 safety rules, which include taking patrons' temperatures before they are seated and requiring the use of face masks when not eating. They also offer home delivery through Grubhub.

My grade: B-plus.

Please help us provide more information to your neighbors. Send your brief restaurant carryout reviews and grades to Dialogue@MalibuEast.org. The Dialogue reserves the right to edit your reviews or not publish them.

Try mindfulness

(Continued from page 4)

Once-a-day may work. Turn away sometimes. Listen to some beautiful music instead.

5. Be intentional about how you deal with all of this. The most important thing right now is for us to feel our connectivity. We are all in this together. Reach out with compassion and gratitude. How about having a "gratitude buddy"? Choose someone with whom to share your good feelings. Once a day, exchange notes or have a quick chat. Tell each other two or three things from your day for which you are grateful. Simple things are fine - the smell of your morning coffee. You do not need to be profound, just appreciative.

Mindfulness can help you find emotional balance and better allow you to be more grateful, compassionate and available to others. And calmness is contagious. Try it. You'll see.

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Annual meeting, election Sept. 15

In a year when nothing seems normal, Malibu East will hold its annual meeting and Board of Directors election as scheduled, on Tuesday, Sept. 15 at 7:30 p.m. The one big difference is that, rather than the usual congregation of owners in the Windjammer Room, this year's meeting will be held virtually, via Zoom online video/audio conferencing and by telephone.

The agenda for the annual meeting includes the presentation of candidates, approval of the 2019 annual meeting minutes, a "state of the Association" presentation by the Board president, a treasurer's report, committee reports, an informal preview of the 2021 budget, the unofficial election results and a question-and-answer period. You should email your questions for the Board to mecamgr@sud1erchicago.com no later than Monday, Sept. 14.

A short Board meeting will follow the annual meeting, at which the new directors will elect officers for the next 12 months.

Owners can watch and hear the annual meeting via Zoom, or listen via telephone, but if they choose to stick around for the short Board meeting, their microphones will be muted. Instructions for hearing the meeting via Zoom or telephone were included in the election packet that was email-blasted and mailed by the U.S. Postal Service to all owners on Aug. 27-28.

Eight candidates are vying for six Board positions: Arthur Arfa, Kenneth Bares, Vicki Ann Blair, Sandy Chaet, Jennifer Eicher, Eileen Francis, Marcel J. Molins, Joan M Scholl. The six candidates who receive the most votes will be elected to two-year terms.

Each voting member – the person designated by the unit owner(s) to cast their votes – will be able to cast six votes. They can cast those votes for as many as six or as few as one candidate, by placing the desired number of votes next to each candidate's name. The total number of votes must not exceed six.

The 2020 election proxy also provides for each voting member to vote on a resolution permitting the transfer of any surplus funds in the Malibu East Operating Fund as of Dec. 31, 2020, to the Replacement Fund.

It is important that every owner cast their vote in the election. If a quorum is not achieved, the election will have to

be rescheduled, at an additional cost to the Association. Owners can send their proxy to Nyborg & Company, the Association's CPA and election judge, via email, fax or U.S. Postal Service, or they can drop their proxy in the locked box at the doorman's station. If they choose to email their proxy (the preferred method), they will have to fill out a hard copy, sign and date it, scan it and then attach the scanned document to their email. The email address for the proxies is c1ncpa@aol.com. You will get an email reply from Nyborg reading "Received"; if not, email your proxy again. The fax number and the mailing address for Nyborg are included in the election packet.

The Board urges owners to submit their proxies as early as possible. However, the locked box in the lobby will be available until 8 p.m. Sept. 15, after which time no proxies will be counted.

A "Meet the Candidates" night is scheduled for Wednesday, Sept. 2 at 7:30 p.m. via Zoom.

An updated Xfinity channel guide can be found at www.MalibuEast.org/tv

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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Q & A with Linda Linda Dog run, batteries

By Linda Eng

Eighth in a series.

I answer more questions about Malibu East.

Question 1: Where will the entrance to our new dog enclosure area be and how will it work?

Linda: There will be an entrance next to the Bicycle Room and another that's accessible from the sidewalk on Glenlake. The common-area fobs will open the gates for us. Constructed with an artificial turf that has good drainage and is made specifically for dogs, our new dog run will be more aesthetically pleasing, cleaner, more convenient and safer for us all because of its new, closer location.

Question 2: I have some old batteries I would like to dispose of. What should I do with them?

Linda: I contacted Violette Deschamps in the Management Office for an answer. She asks that you hold on to those batteries for now. She is working on providing a container for batteries in each bulk room.

Looking for a fun 60 seconds? Google the Linda Linda Linda meme on YouTube.

If you have a question about our building, please pass it on to Linda at Questions@MalibuEast.org. Hope to hear from you soon.

Malibu East Condominium

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