

Malibu East Dialogue

October 2007

Your Communication and Information Resource

Malibu East moves forward with new directors

State of the Association

President Marcel Molins

Dear Friends and Neighbors:

Another annual meeting and another year. They go so fast. It is a great opportunity to see many of you. It is curious that, in spite of the proximity, we see so little of each other.

It has been an extremely busy year. Unfortunately, some projects have not turned out as we expected. One of them is the hallway redecoration. As it is obvious to all of us, it is very difficult to keep the carpet clean. With the assistance of Dean Lerner of Sudler, our management company, we are trying to determine whether we were defrauded or misled in selecting the carpet and/or the installation was deficient, or we simply made a very poor choice. At the same time, we are trying to find out the best way to deal with the problem. We hope, of course, that the solution will not require us to replace the carpet. Carol Beatty, the chairperson of the Architecture and Aesthetics Committee, will provide you with a fuller report on this project.

Another project which did not go as planned is the Laundry Room. We are certainly not pleased with the operation of the washers and the dryers. Particularly, most of us have found that the dryers are not satisfactory. In the process of trying to identify a solution, we have found that we do not have enough electrical power going into the room to be able to operate the total number of machines which are required to meet our needs.

We hope to have a solution to these issues, and Dean Lerner will give you a report on both of these projects.

The other big project we have handled during the year has been the garage re-



pairs to the first and second floors of the southern portion of the garage. Richard Strauss, our Vice President, will give you a report on this project and the subsequent repair phases, involving primarily the northern portion of the garage. This project, because of the noise reverberating in the commercial units and throughout the building as well as the disruption in the garage, has been very difficult for all of us, testing the patience and the degree of tolerance that we all can endure. I thank all of you and the tenants of the Captain's Walk for your and their patience.

During the year, we have dealt also with the repairs to the Sheridan Road door, which was destroyed during last September's big storm. As it is usual in these cases, we tried to come up with repairs that would be an improvement over what we had before, and we believe we succeeded.

We also have refurbished the gazebos on the fourth floor to protect them against the elements.

We have dealt also with the remaining problems with respect to the hand-capped access project, which was completed last year. As I am sure you know, any large and complex project of this nature always has some follow-up issues. In this case, we have been faced with problems because of water infiltration in the vestibule of the Captain's Walk and improper closure of the automatic doors.

We also managed to put a fence around the Sheridan Road parkway in front of the building.

In this coming year, we have to tackle

several new projects as well as the follow-up on the issues relating to the carpet in the hallways and the operation of the Laundry Room.

With respect to new projects, we clearly have to redo portions of the atrium. As you have noted, certain parts of the atrium, including the drains, are in need of immediate repairs, and we will do so.

We are not happy with the maintenance provided by the elevator maintenance company, and we are going to other companies through a bidding process to improve the situation.

Our Exercise Room has many users and at times it gets too crowded. One of the new projects will be to find additional space to house more exercise equipment. We have identified some spaces which could be used and we will study the feasibility of using them to install

See MOLINS page 8

*Our condolences to the family and friends of
Carey Calvin*

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MECA board meeting notes

by Elaine Winans

Please keep in mind that the meeting notes are not the official record of the MECA Board of Directors meetings. The official minutes are generally approved at the following meeting and may be viewed or copied in the management office.

Annual Meeting of Voting Members

Tuesday, Sep. 18, 2007

Attendance: 3 management representatives, 10 of 12 directors and 30 residents/owners. Not present: Martina Molins, Barbara Murphy

1. Notice of Quorum

Ten directors present.

2. Welcome — President Molins

A. (See page 1.)

B. Presentation of and thanks to directors whose terms are expiring today.

Carol Beatty, Allen Eckardt, Martina Molins, Leon LeRoy, Richard Strauss, Tom Vaughan.

3. Election of Board of Directors

A. Presentation of candidates

Allan Eckardt, Eleida M. Gomez, Leon LeRoy, Martina Molins, Avany Penaherrera, Steve Ransone, Richard Strauss.

B. Balloting

No nominations from the floor.

Nominations closed.

4. Minutes

Motions to dispense with reading of minutes of Sep. 19, 2006 and approvals of minutes. Motions made and passed.

5. State of the association

President Marcel Molins

(See page 1.)

6. Treasurer's report

Treasurer Neil Warner

(See page 8 for full report.)

A. Total of reserves and operating accounts — 3.3 million as of July 31.

B. Resolution to transfer excess operating funds to reserve.

(Must be voted on by the owners present in person or by proxy.) Motion moved and passed.

7. Committee reports

(See box on page 3 for index of prepared reports)

A. Current projects

Dean Lerner, Sudler

Has contacted a professional to review the results of our hallway

project and make recommendations.

Has also reviewed the laundry room project and will make recommendations.

B. Building and Maintenance

(See page, 9.)

C. Architecture

(See page, 9.)

D. Security

(See page 9.)

E. Social

(See page 9.)

F. ASCO and Community

(See page 10.)

G. Garage

(See page 10.)

H. Parents

(See page 10.)

I. Sports

(See page 10.)

J. Long Range Projects

(Not available.)

K. Cable

(See page 11.)

L. Communications

(See page 11.)

M. Finance and Insurance

(See page 11.)

N. Rules

(See page 11.)

O. Legal

(See page 11.)

P. Floor Representatives

(See page 8.)

8. Informal budget review

(See page 12.)

9. Questions from the floor and discussion of the Rules & Regulations

A. Were we presented with only one carpet choice? **Yes, and owners/residents were asked to put their comments in a book at the lobby desk.**

B. In the past we were presented with options. Why not this time? **It was more financially feasible to use the same color and carpet scheme on every floor.**

C. Was anything done about the tile in the pool. **Yes, considerable work has been done to the interior of the pool.**

D. Is there anything in the budget for getting a HDTV signal to each individual unit? **Not at this time.**

Future changes in technology might allow us to provide this without the prohibitive expense of rewiring the entire building.

E. Can we paint the white walls of the balcony area outside our unit? **No, this takes special paint.**

F. What is the percentage of renters? **It is low compared to the industry and hovers around 8%.**

G. Sometimes the direction of the elevator is "erratic." **The elevators are one of the priorities of the board.**

H. What can we do about the round can lights in the hallway? **We are refurbishing them.**

I. Do we inventory the bicycles in the bicycle room? **Yes, this is done yearly, and unclaimed bicycles are removed.**

J. A resident reported on her problem and solution to her insurance company's claim that our MECA building is in a FEMA flood zone.

10. Announcement of election results (See box below.)

11. Adjournment

Owners Annual Meeting adjourned at 9:45pm.

2007 MECA Board Election results

Martina Molins	42.15%
Richard Strauss	35.89%
Steve Ransone	29.55%
Eleida M. Gomez	26.75%
Leon LeRoy	25.19%
Avany Penaherrera	23.50%
The above six were elected directors for a two-year term.	
Allan Eckardt	23.39%
(Total)	206.42%

Note: If every unit owner had voted and if there were no spoiled ballots, the total of the candidate percentages would be 600.00000 since each unit was allowed up to six votes and all votes cast by a unit were multiplied by that unit's percentage of ownership.

Meeting of MECA Board of Directors

Tuesday, Sep. 18, 2007 at 9:55pm
 Attendance: 2 management representatives, 10 of 12 directors and 3 residents.
 Not present: Barbara Murphy, Martina Molins



What's happening around the building

by Chris Chiodo, MECA Manager

1. Election of officers

- Marcel Molins, President
- Richard Strauss, Vice President
- Cass Buscher, 2nd Vice President
- Neil Warner, Treasurer
- Steve Ransone, Assistant Treasurer
- Marcia Fishman, Secretary
- Leon LeRoy, Assistant Secretary

2. Additions and revisions to agenda

A. None

3. Management report

A. Tabled until next board meeting.

4. New business

A. The board voted to reimburse a resident for obtaining official documentation showing that FEMA doesn't consider Malibu East to be in a flood zone. The documentation will be kept in the management office and can be copied by other residents who are challenged by their mortgage holder on this issue.

5. Adjournment at 10:30pm

Assessments: Assessments are due by the first of each month. A late charge will be assessed for any delinquent account at the close of business on the 15th of each month.

Please send remittance to:

Malibu East Condo Assoc.
 % Sudler – 80
 8401 Innovation Way
 Chicago, IL 60682-8401

The management office will not accept assessment checks.

Swimming pool: The swimming pool will remain open until weather breaks or we run out of chemicals to maintain the pools properly. There are no lifeguards present during this time; swimming will be at your own risk. Please take any precautions necessary. Children under twelve (12) must be accompanied by an adult.

Message channel: Malibu East has an information/message channel in our cable TV system. This channel will inform you of any information regarding the building (construction, elevator out of service, meetings, etc.). To take a look, please go to channel 101.

Hallway damage: I will be conducting a weekly walk-through of our hallways. In any case where I see a more than usual damage to the carpet, walls, doors, etc. and the evidence is clear that it is coming from your unit, you will be billed for any repairs and cleanup. Residents need to be more careful and show a little more respect for your investment. Management and maintenance are doing their best to maintain these hallways. With your help, we will be able to enjoy it for a very long time. Remember, this is your home. Please help us to maintain it. This is your investment.

Budget meeting: There will be a budget review meeting to discuss the 2008 budget, to be held on Wednesday, Oct. 10, at 7:30pm in the Windjammer Room.

Loading-dock deliveries: All loading dock deliveries (furniture, remodeling material such as wood, flooring, fixtures, paint, etc.) that needs use of the freight elevator must be scheduled at least a week in advance. We have been receiving too many phone calls where the residents did not inform management in advance that they will need access to the freight elevator. If you are requesting to reserve the elevator because of a big delivery, we will treat this like a move. We will inspect the hallways before and after your delivery is completed. Reservation of the freight elevator is on a first-come, first-served basis. Please check with the office before you schedule any delivery and make sure you reserve the freight elevator well in advance. No large deliveries will be allowed on Saturdays, as stated in the MECA Rules and Regulations. No exceptions!

Signing out keys: Any keys signed out at the front desk must be returned immediately after use. Failure to comply may result in a fine and lock-change charge.

Guests & deliveries:

All guests and deliveries that come to the building between midnight and 7am will not be granted access to the building unless the resident comes down and escorts them.

15-minute parking: Please do not park in these designated areas for more than 15 minutes. Failure to comply will result in your car being towed at your own expense. We have been seeing way too many cars parking for long periods of time.

Management office e-mail: For your convenience, if you need to contact the management office or the board of directors for any reason, you may e-mail your requests, concerns, problems, etc., to: malibueast@awb.us

2007 MECA Board Annual reports

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SPECIAL NOTICE

Bills will be levied for damage to hallway carpet, walls and doors.

Community Calendar

by Miriam Romain

October Holidays

German-American Heritage Month

Italian-American Heritage Month

Polish-American Heritage Month

September 27 - October 3

Jewish: Sukkot

October 3

Islamic, Muslim: Lailat-ul-Quadr

October 4

Catholic: Feast Day of St. Francis of Assisi

Jewish: Shemini Atzeret

October 5

Jewish: Simchat Torah

October 9

Muslim: Lailat ul-Qadr (Shab-e-Qadr)

October 12 - October 21

Hindu: Navratri

October 13

Muslim: Eid-al Fitr

October 14

Heathen: Winter Nights

October 20

Baha'i: Birthday of the Bab

October 21

Buddhist, Hindu: Diwali

October 29

Christian: Reformation Day

Hindu: Karva Chauth (Karwa Chauth)

October 31

Pagan/Wiccan: Samhain

Christian: All Hallows Eve

U.S./Canada/Europe: Halloween

'Town Crier' announcements

by Rodica Ilc



We welcome all new residents to our building, including:

If you have information concerning talented or famous MECA residents, please contact the Dialogue.

COMMUNITY AFFAIRS



BERGER PARK CULTURAL CENTER

Computer class

For seniors (60 & over)
Fridays, 2-4pm FREE
6205 N. Sheridan Rd.
773-761-0376

EDGEWATER

BRANCH LIBRARY

CAPS 24th Dist. Beat #2433
Come meet our beat police.
Wednesday, Oct. 3, 7pm

EDGEWATER HISTORICAL SOCIETY

"Photographs of the World's Columbian Exposition" by William Henry Jackson

"Magic of the White City" narrated by Gene Wilder

10am Oct. 20
5358 N. Ashland
773-506-4849

www.edgewaterhistory.org

FARMER'S MARKET

7am-1pm Saturdays through Oct. 20
Norwood and Broadway

LOYOLA UNIVERSITY

"Waiting for Godot"
Oct. 4, 7:30pm, \$15
1125 W. Loyola Ave.
773-831-4481

THEATER/SHOWINGS

ACTORS WORKSHOP THEATRE

"A View from the Bridge"
8pm Thu.-Sat., 3pm Sun., \$15
1044 W. Bryn Mawr
773-728-7529
<http://actorsworkshop.org>

BLACK ENSEMBLE THEATER

"Memphis Soul"
7:30pm Thu., 8pm Fri. & Sat., 3pm Sun., \$40
4520 N. Beacon
773-769-4451
www.blackensembletheater.org

CITY LIT THEATRE COMPANY

"Hound of the Baskervilles"
8pm Fri./Sat., 3pm Sun., \$25
1020 W. Bryn Mawr
773-293-3682

CORN PRODUCTIONS

"Mileep and the Attack of the Jelly-bean People"
2pm Sat./Sun., \$5 children, \$10 adults
4210 N. Lincoln Ave.
312-409-6435
www.cornservatory.org

LIFELINE THEATRE

"The Island of Dr. Moreau"
7:30pm Fri., 8pm Sat., 4pm Sun., \$25

Begins Oct. 12
6912 N. Glenwood
773-761-4477

www.lifelinetheatre.com

PEGASUS PLAYERS THEATRE

"Jitney"

8pm Thu.-Sat., 3pm Sun.
1145 W. Wilson
773-878-9761

www.pegasusplayers.org

PROFILES THEATRE

"Some Girl(s)"

8pm Thu.-Sat., call for Sun. times, \$30

4147 N. Broadway
773-549-1815

www.profilestheatre.org

RAVEN THEATRE

"The Night of the Iguana"

8pm Thursday - Saturday, 3pm Sunday, \$25

Begins Oct. 14 - East Stage
6157 N. Clark
773-338-2177

www.raventheatre.com

MECA EVENTS/MEETINGS

Board budget review

Wednesday, Oct. 10
7:30pm Windjammer Room

MECA board meeting

Tuesday, Oct. 16
7:30pm - Windjammer Room

Thursday Discussion Group

Thursday Oct. 18
2pm - Community Room

Flu/pneumonia shots

Thursday, Oct. 18
5:30-8:30pm

Windjammer and Community Rooms

Dialogue Committee meeting

Tuesday, Oct. 23
7:30pm - Community Room

Fitness demonstration

Saturday, Oct. 20
10-11am Fitness Room

Hanukkah candle lighting

Tuesday, Dec. 4,
5:30pm Lobby

Holiday party

Wednesday, Dec. 12,
6pm Lobby

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

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P02386 11/04

Restaurant review

By Betty Mayian

Glenn's Diner and Seafood House



For the last two years I have been hoping for a good seafood restaurant to come into the neighborhood. None that I liked were available, but I didn't know that on Montrose, west of Ravenswood and the 'L' stop, is a fantastic place to dine on seafood — and quite a bit more. The style of food includes southern Georgia and some Cajun dishes.

I saw someone talk about it on TV. I don't remember if it was "Check Please" or just a news show segment. They mentioned breakfasts, too, and we are always looking for a breakfast anytime place. We went there for breakfast and were not disappointed. Scrambled eggs were soft and rich and were mixed with fresh chives and shredded parmesan cheese. Brown-sugar Georgia-pecan pancakes were loaded with sugared pecans. Their four-egg cheese omelet had enough of a cheese presence to put Wisconsin to shame. A nice selection of toast is available. Also available are French toast, an unusual variety of pancakes, and a cereal bar that lets you order free second and third helpings of cereal, as long as you pay for the extra milk!

The restaurant is called a diner, but they also have outdoor seating in the summer and they offer a step-up from average diner fare. The diner part is where you order breakfast whenever you want, but they have potato pancakes so creamy that they can be served with eggs at breakfast or go with the "blackboard daily fresh fish." A sampling of the over 16 different types of fresh fish are as follows: gonzo tiger shrimp, Alaskan king crab legs, lake perch, Hawaiian ruby red tuna, American red snapper, Alaskan halibut, king salmon, striped sea bass, catfish, blue striped marlin, etc. It goes on and on. They claim to have the biggest shrimp cocktail in the world. All their products are seasonal and all are fresh.

You would not believe the beautiful Alaskan halibut meal I had for \$12.95. I chose what is called the "first catch special," and this can be purchased 11am to

6pm Tuesday thru Saturday. This "best deal in town" is your choice of half pound of fresh fish, potato, fresh vegetable, cup of soup, and small salad with dressing. The halibut was seasoned

beautifully and was the whitest and most mouth-watering fish I have had in ages. It came with a marvelous potato pancake (that tasted so sweet and good) and a vegetable of green beans, yellow beans and carrots. Before the meal, you have a choice of their soup selections (I had New England chowder that had a mix of seafood, smoked and fresh, and bacon and potatoes) and a salad with choice of dressing. I had to keep telling the waitress how pleased I was with the meal.

Ara decided to have a shrimp BLT and chose the potato salad for his side. That was the only complaint, that he should have had a different side dish, like coleslaw. Glenn, the owner and chef, told us that he enjoys preparing dishes that people either love or hate. The worst thing he said was to have his customers say that his food is okay. One example is the potato pancake. It is made with sour cream, red onions, and a touch of garlic. I loved it, but Ara and Linda did not. On the table was a basket of different style crackers instead of breads. If you prefer, you could order sliced bread or garlic bread from the menu. Another side dish was smoked cheddar Mac and cheese (which I have put on my list to try this winter). I will also try their shrimp cocktail soon because I really miss the great one that I used to order at El Tipico on Foster.

If you are in the mood for a salad — don't fret, they have quite a nice group of salads to choose from, and, for additional money, can be enhanced with proteins of chicken, steak, shrimp or market fish.

Sandwiches are more in keeping with the diner menu. The sandwich selection starts with a BLT or baked chicken,



meatloaf, steak or burger, corned beef or Reuben, and then steps it up with several varieties of po' boys or melts with chicken salad or tuna salad.

Dinners include all the seafood varieties in stock and puts in some standard menu selections, such as spaghetti and meatballs, pork chop, BBQ chicken and strip steak. Also available are a couple of items that have been touted as worth the trip — baby back ribs with their own sauce and their version of "carbonara" that includes Canadian bacon, white onion, maple honey ham, fresh chicken off the bone, sliced mushrooms, fettuccini and cheddar cream sauce.

Certain days the owner presents an "all you can eat" meal that starts around 3pm and goes to closing time. Our waitress suggested that we come on Tuesday when they have Alaskan red king crab legs. Wednesday is baby back ribs; and Thursday is a choice of spicy or garlic u-peel-em shrimp. The prices here are reasonable, and we will be coming back often to try more of their fare.

The drink menu had several good beers, wines, and specialty cocktails for good prices. The dessert menu consists of several varieties of pies, seasonal and others, made by the "Hoosier Mama Pie Company." Certainly worth the effort even if you have to split one piece among the group.

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773-506-1720

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Treasurer's report

Neil Warner



The financial position of the association remains strong despite major capital projects that we have undertaken in the past few years, such as the garage repairs, the new handicapped access to the tower and the Captain's Walk, and the hallway redecorating.

As of the most recent financial statement (July), we had approximately \$2.75 million in reserves and more than \$3.3 million in combined operating and reserves. Those numbers will decrease somewhat as we pay anticipated invoices for work that has recently been completed.

Although we have to increase assessments and other monthly expenses to keep pace with inevitable increase in cost-of-living increases and the necessary capital projects, we're doing our best to keep those increases as low as we possibly can and still maintain our strong financial position. We continue to try to earn the highest possible interest on our funds, as evidenced by the \$109,000 in interest we earned during 2006. We do that by investing in a combination of CDs, short-term Treasury securities and money-market funds.

The 2006 audit is nearly finished and should be mailed to owners in the next few weeks. During 2006, we budgeted just under \$790,000 to be transferred from operating to reserves, and at the end of the year we had a surplus of operating revenue over expenses totaling just under \$329,000, which we transfer to the reserves in accordance with a motion passed at last year's annual meeting.

If you have any questions about our financials, including the budget and the audit, leave a note for me or any board member with the management office or the doorman. We'll do our best to provide you an answer.

Dialogue reprints

Reprints of Dialogue pages are available in color on photo paper at the price of \$1 per page. Call or e-mail the editor with your requests.

MOLINS from page 1

more equipment.

As Richard Strauss will explain, we will continue with the garage repairs as well as the façade work required by City of Chicago ordinances.

There is a myriad of small projects which we will tackle. For example, the drains and some of the pumps in the garage need to be replaced. We would like to solve, once and for all, the water leakage problem in front of the Sheridan door entrance which arises every time there is heavy rain. We would like to increase also the number of doors with automatic openers. We should complete the fence around the northern parkway of the building, and we should start painting the emergency staircases to improve visibility and eliminate dust, and so on.

We continue to have a good group of tenants in the Captain's Walk, but we have a few vacant spaces. Now that the vestibule and handicapped access project are finished and the garage repairs over the area on top of the Captain's Walk have been completed, we will make a major effort to find new tenants and fill all the commercial units. We will be very appreciative if you can help us in finding tenants for those units.

Our financial condition continues to be good in spite of the many repairs and projects. Neil Warner, our Treasurer, will provide a full report. Richard Strauss will provide you with an overview of our budget plans for the 2008 year.

A building of our size needs to have a good flow of communication among neighbors and a means of having your concerns brought to the attention of management and the Board. The Dialogue does a great job of providing you with the news around the building, but more communication, particularly from you to the board, would be most welcome. The Floor Representatives Committee is a good vehicle to achieve these objectives. Do please help us find a way to build this organization.

The Malibu East Condominium is one of the best buildings in Chicago, and our diverse community is our strength. Let's find ways of building from this diversity to create an even stronger community

and a better building.

We are very appreciative of your support and thank you for your patience during the major repair projects.

Floor Representatives

Barbara Murphy

The Floor Representatives Committee consists of a group of residents who voice their concerns and those of their neighbors regarding issues that have come up in reference to their home, Malibu East. We meet four times a year.

These aforementioned items are then brought to the attention of the Board of Directors in order that these same problems can be addressed in an attempt to resolve them. For example, an improvement to the lobby door and elevator maintenance are but just a few items being monitored in order to ensure that they remain in the forefront.

We are seeking the presence of more members in order to have our building continue to remain vital. Sande Rohde is our dedicated and very efficient committee chair and secretary. I serve as the board liaison. Our next meeting is 7:30pm Nov. 13 in the Community Room. If you are interested, please attend.

✂ Clip & Save

IMPORTANT NUMBERS

MECA Doorman's Station	271-1769
MECA Garage Office	271-5193
MECA Management Office	271-1732
MECA Receiving Room	271-2608
Sudler Property Mgmt.	312-751-0900

CAPTAIN'S WALK MALL

Dr. Ahmad Bastani	506-9600
Dr. Jack Horbal	275-0110
First Commercial Bank	564-4122
Live Life Fit	343-8041
Sheridan Hair & Body Studio	561-6595
Malibu Cleaners	728-6023
Malibu Convenient Store	769-5440
H. M. Wagner Realty	334-0200

CITY SERVICES/UTILITIES

Alderman Mary Ann Smith	784-5277
Chicago Transit Authority	312-664-7200
Com Ed	800-334-7661
Consumer Services	312-744-4006
48th Ward Streets & San	312-744-2130
Edgewater Branch library	312-744-0718
Police (24th Dist.)	312-744/5907
USA Wireless	800-433-4558

Annual reports

Over the years, the Dialogue has traditionally printed the President's message (see page 1) and all committee annual reports that are made available to the Dialogue.

We feel that it is essential that all owners, not just those present at the annual meeting, have the opportunity to read about the vital work that our committees have accomplished during the past year.

The committee reports are printed in the order that they were given at the annual meeting.

— The editor

Building Maintenance and Services Committee

Carol Beatty

1) A regular sweeping and cleaning schedule has been maintained. If there has been a breach in said schedule, please call it to the attention of the management office.

2) Elevator cab walls have been restored and, following some mishaps, repaired.

3) The floors of the elevator corridor and elevator cabs have been regularly cleaned and polished by a method that does not interfere with the integrity of the marble.

4) The metal in the elevator corridor of the lobby has been refinished.

5) The Captain's Walk area is on a regular cleaning schedule, which has been maintained (although with more difficulty during the garage project work).

6) Standpipes to the west and north of the building have been cleaned and refinished.

7) Wood surfaces in the lobby have been cleaned and polished.

Architecture and Aesthetics Committee

Carol Beatty

1) The hall renovation project is ongoing. Elevator corridor lighting is yet unresolved. Two choices (floors 5 & 6) have been available for review. (This after several attempts to choose a light that is neither a twister nor one that will compromise the carpet color.

2) Back painting of the plastic shields (cut for us by Clark-Devon Hardware,

with radial edges) has begun. The order of their installation will be a) the elevator call button surround followed by b) kick plates and hand plates. All shields to be painted in the same color as their background.

3) Marble threshold repair and replacement estimates have been sought. The board will make the final decision on this matter.

4) Kinsella Landscaping resodded and planted. NOTE: The garden at the sea wall is not Malibu East's to maintain.

5) Floral decoration in the lobby has been provided by Crest of Flowers. Plant maintenance, provided by Plants Inc., had to be addressed; replacements were made for plants having seen better days. Both of these groups are being monitored to ensure that their services are properly rendered.

In conclusion

As individual members of the Board, just as individual residents, none of us has the ability to deal directly with any member of our staff, vendors, or service-rendering groups; rather, we rely upon full board decisions passed to our onsite manager, who informs the appropriate people.

With that in mind, I would like to take this opportunity to thank all who have worked with me as members of the board, our manager, Chris Chiodo, Lou Colletti and his staff for their much appreciated cooperation and attention.

In regard to my committee's (Architecture and Aesthetics) major project — as usual "something for nothing" or "platinum at the price of tin," although desired, is not a reality. Attention to fiscal responsibility is a must; however, always bottom-lining is not. Bearing this in mind, I wish to thank the committee for its constant diligence and good judgment for the manner in which it came to grips with the financial restraints properly imposed upon us.

As I retire from the board, I wish the newly seated board members well, and that understanding and a cooperative spirit will prevail.

Thank you.

Security Committee

By Sandy Chaet

With the help of Ald. Smith and East Point Condominium, the request to the City of Chicago for more wattage in the streetlights on Glenlake was accomplished. Our committee has also suggested another light to be put on the loading dock brick wall. This will help light the area better and make people feel more secure walking east to the dog run.

Earlier this year, the management office passed out to each unit an emergency resident sheet. This will give the residents an opportunity to update the information, which is very important for our office to have. If there is an emergency in your unit or to a resident, the office will know whom to contact.

Presently, only when the office is open, a unit key can be obtained if the unit owner has a key there. There has been discussion about how to get a key when the office is closed in an emergency or medical situation. There is currently no procedure. If anyone would like to help devise such a procedure, please leave me your name, unit, and telephone number.

Social Committee

By Sandy Chaet

First, let me thank all of the Social Committee for help in the planning and working of the events we had. Also, thanks to Larry Rosen for doing the attractive fliers for our activities. Thanks to Lawrence Bercini for having the ballroom dancing lessons. We will be repeating dance class lessons early next year.

Coming up will be the flu/pneumonia shots given by Respiratory Health Association on Thursday, Oct. 18 from 5:30pm to 8:30pm. We have scheduled our holiday party for Wednesday, Dec. 12 as well as the Hanukah lighting for Tuesday Dec. 4. More information will follow on all of these activities.

Anyone having any ideas for events, activities or parties, we welcome them. Leave your suggestion with your name and unit number in my mailbox or the management office. If you would like to join the Social Committee, please leave your name, and unit number, and you will be contacted.

ASCO and community news

By Sandy Chaet

ASCO stands for Association of Sheridan Condominium/Co-op Owners and represents 6,577 units on Sheridan Road. I am treasurer of ASCO. I also attend, as Malibu East representative, the 48th Ward Zoning & Planning meetings once a month with Ald. Mary Ann Smith.

George Lane playlot is on hold from being built even though the plans were processed through the community with input and voted upon. A new design is being developed and hopefully it will be built next year. The playlot will not take up the entire park, with plenty of room for others to walk and enjoy the park.

The precinct around Granville/Winthrop was voted dry. Many people worked very hard to get this accomplished. Several stores on the street appealed all the way to the Illinois Supreme Court. The court upheld the decision that stopped the sale of half pint liquors. With the help of East Point Condominium and Ald. Smith's office, the wattage of our streetlights on Glenlake increased. Our Malibu East resident and Illinois State Sen. Carol Ronen was elected 48th Ward Democratic committeeman.

ASCO was also very involved with the ComEd increase and impact on the reclassification of common elements. Malibu East played a large role in drawing attention to this matter. Board President Marcel Molins arranged for Illinois State Sen. Carol Ronen to attend one of our board meetings. Our board briefed her on the issues, with details and research mainly done by Tom Vaughan. His ability to understand and explain the math on this was invaluable. Board member Leon LeRoy testified at the meeting with Illinois State Rep. Harry Osterman. I testified at City Hall. ASCO President Sheli Lulkin went to Springfield to discuss the issue. With all of the efforts, reclassification of common elements back to residential rates did happen. Our thanks to State Sen. Carol Ronen and State Rep. Harry Osterman for their help.

ASCO was the first group to meet with developer Paul Beiler of the newly proposed St Andrew's high-rise. The build-

ing will be built next to St Andrew's Greek Orthodox Church at 5649 N. Sheridan on the parking lot which the church owns. It probably will be some time before it goes through the community process and get permits before construction begins. Proposed is a 45-story high-rise with 288 units and a parking facility for 613 cars.

If you would like to be on ASCO's e-mail list to get community news and events, please give me your name and e-mail address. You may leave it with the doorman for me or put it in my mailbox.

ASCO website is:
www.ascoSheridanroad.org
Ald. Smith's website is:
www.masmith48.org

Garage

Marcia Fishman

Garage capacity 534

Waiting lists

Single self-park 14

Claims

Approved 4

Denied 4

Pending 3

Monthly parkers

Single 138

Tandem 39

Valet 314

Preferred 2

Motorcycle 1

Total 495

New monthlies 6

Cancellations 9

Parent

Marcia Fishman

The Parent Committee has hosted two great parties during the year. The Halloween Party and the Easter Egg Hunt. Both were quite successful, with over 25 children and their parents attending. The children always have a great time and we are looking forward to hosting these parties again this year. If you are interested in volunteering to help plan these parties, please leave your name with the doorman. Chris Barragan has been tremendous in helping plan and implement these parties.

The Board has asked if parents do use the children's playroom with their children, please be sure to have all the toys picked up and put away.

Sports & Entertainment

Neil Warner

The committee oversaw a number of activities during 2006.

The yoga class continues to meet weekly, as it has for nearly two years, with 10-14 participants. The class opens to new members once every couple of months, and we encourage residents to give it a try.

We once again had water aerobics classes during the pool season.

One of our treadmills in the Fitness Room is out of service, and because we didn't budget money for new exercise equipment in 2007, we're working on the best solution to either repair or replace the treadmill in the short term. Long term, we'd like to expand the Fitness Room and add more equipment, since it's one of our most-used amenities.

We've scheduled another demonstration of the equipment in the Fitness Room to be held at 10am Saturday, Oct. 20. The demonstration will be conducted by certified trainer David Montgomery, a Malibu East resident.

The committee welcomes any ideas you may have. You can leave your suggestions for the committee with the doorman or the management office.

Flu/pneumonia shots

By Sandy Chaet

The Social Committee has scheduled flu and pneumonia shots on Thursday Oct. 18 from 5:30 to 8:30pm in the Windjammer Room on the 4th floor. Respiratory Health Association of Metropolitan Chicago (formerly American Lung Association) will again be providing the shots. The cost will be \$30 for the flu shot and \$40 for the pneumonia shot. Only cash or a check will be accepted. If you are on Medicare, you MUST bring your card. There will be no charge for Medicare Part B participants. Medicare will be billed only if you are on Part B. Participants with an HMO are self-pay.

Cable

Thomas C. Vaughan

We switched to the current satellite provider, DirecTV, serviced by USA Wireless, in 2005. This move was necessitated in part because our previous provider, RCN, was unbending in its quest to increase our cable rate over threefold. As you are aware, MECA has a loop wiring system that is only capable of carrying an analog signal to most of our units. We negotiated over the past year with USA Wireless to explore upgrading the "taps" (most would think of them as cable splitters) in the wall that bring the cable signal into each unit. Such a tap upgrade would accommodate a digital signal, allowing unit owners to subscribe to a broader array of DirecTV products through a "box" system. Because of unique tier issues, USA Wireless upgraded the "A" tier's taps for us to clean up the signal transmission compromised by electrical interference emanating from downtown. Being completed, this now allows "A" residents to subscribe to a fuller DirecTV menu. As we were in discussions to expand this change to the full building, technology evolved to a higher level that would allow us to move our analog wiring beyond digital to high definition television, but at a considerable cost of time, disruption and money. As you will hear tonight, our budgeting is just being finalized for 2008 and it is the current recommendation of the Finance Committee to budget such an expenditure for 2009. While this expenditure can not be formally committed to for another year, we believe that DirecTV will share a portion of our costs in return for an extension of our contract that is set to expire in 2010. I believe that the board would solicit advice from unit owners before committing MECA to this expenditure.

While exploring these options has developed better alternatives for MECA's master TV system, it has also delayed the owners' survey of the current station offerings. Now that we know that funding will not be available until 2009, we will proceed to fine-tune the 89 channels currently on our system and perhaps add a few more at a cost of new receiving equipment. The Cable Committee will be given a draft of the survey for release to

owners in the fourth quarter. Thank you to those of you who have donated their time and efforts to the Cable Committee and also to everyone for your patience.

Communications

Thomas C. Vaughan

Our Malibu East Dialogue continues its award-winning tradition as the best residential newsletter in Chicagoland. Its dedicated staff, led by Jack Winans and assisted by Neil Warner, are operating the publication in the black, and its reach includes all of our owners and residents, and 50 other condominium offices. The monthly editions are running 16 pages with four and a half pages of paid advertising. Summary board meeting minutes, neighborhood restaurant reviews, a calendar of local events, and a management letter to residents are just a sample of the newsletter's coverage. We all owe a large thankyou to the Dialogue staff for this nice amenity of Malibu East.

We now have Channel 101 on our master TV system. While programming for our own informational channel is just in its infancy, switching to it will give residents highlights of upcoming meeting and building news. Tune in and forward any improvement ideas to the management office.

Finance and Insurance

Thomas C. Vaughan

As you heard earlier, the annual financial results of MECA, audited by our outside independent accounting firm, Picker and Associates will be mailed shortly to all owners. The publication of last year's results was delayed due to accounting treatment issues for the improvements to the Captain's Walk mall. Accounting rules dictated that improvement expenses applicable to this association-owned unit be capitalized as opposed to expensed. This late change delayed the finalization of the figures. Should you have any questions after reviewing this annual report, please submit them in writing to our management office, and the Finance Committee will respond.

The insurance needs of our property are complex involving machinery, directors

& officers, general liability, security guard, flood, earthquake, and multi-peril all covered by an umbrella policy. MECA has been appraised at \$135 million. We participate in Sudler Property Management's master insurance program. In an increasingly risk-averse insurance climate, this move has helped us receive appropriate insurance for our community at rates better than we would receive as a single high-rise building. As our current coverage expires in April of next year, we are not able to receive a firm quote for its renewal; however, the 2008 budget has been set, anticipating premiums totaling \$212,700.

Rules and Regulations

Cass Buscher

The Rules and Regulations Committee has continued to review the rules at the direction of the board. Specifically we have been considering a revision to the assessment deposit rule so as to better ensure the association with regard to new purchases with financing at 100% or more.

Legal

Cass Buscher

The Legal Committee has continued to monitor the lawsuits that the association is involved in and to offer advice to the board on how best to pursue those cases.

Correction

By Editor Jack Winans

The article "We Saved the Lake" on page 12 of the Sep. '07 Dialogue incorrectly stated, "Public and Community Affairs Chairman Sandy Chaet brought the current BP Lake Michigan pollution scandal to the attention of our board at the July 24 meeting. It was Director Carol Beatty who informed the board. Ms. Chaet was directed by the board to circulate copies of the petition.

Ms. Chaet's efforts resulted in hundreds of signatures, which were faxed to the Chicago Park District by our office assistant, Rodica Ilc. Thanks to all who signed the petitions.

2008 budget report

Richard Strauss

The MECA community is people, those who live here, those who work here, and those who invest here; and “hardware,” the building and all the facilities, inside and out.

The budget is what ties all of these people and facilities together. Much more than a set of numbers, it is our plans, our priorities, our obligations and the blueprint for the coming year.



There are really three budgets:

1. Operating — for the day-to-day operation of our condo association.
2. Reserve — for maintaining and improving our facilities.
3. For separate parts of the facilities —
 - a. The garage
 - b. The Captain’s Walk Mall

Each budget has income and expenses (or investments) as components.

Most income (really all of it, if you count indirectly) comes from our owners.

For 2008 — we propose to raise our obligations by 4%. The Budget Committee will propose the preliminary budget to the board, for submission to the owners. (Come to the open meeting at 7:30pm Oct. 10 in the Windjammer Room.)

The 4% increase is comprised of the increase in the cost of living index (up between two and three percent) plus a one percent real increase.

We propose these changes:

Assessments	4%
Garage monthly	4%
Valet parking	from \$102 to \$107
Tandem self-parking	from \$113 to \$118
Single self-parking	from \$124 to \$130
Motorcycle	from \$60 to \$65
Cable TV monthly	4%
	From \$20.20 to \$21
Locker rentals monthly	4%

(For those who rent extra locker space in the Captain’s Walk Mall.)

Single	from \$40 to \$41
Double	from \$78 to \$81
Triple	from \$103 to \$107

Unchanged

Garage surcharges (additional vehicles)
Garage daily rates*

(Garage is underutilized and we need to keep costs down for customers of the Captain’s Walk tenants.)

Party room*

Labor rate (employee work in units)

*(Need to go up next year.)

None of the proposed increases have been done lightly — we need to keep our employees fairly compensated (increases are, however, mostly from union contracts) and our vendors paid. We work hard to minimize costs, but expenses for a first-class building keep rising. We want to handle costs as they arise, rather than subject our owners to special assessments, which we’ve avoided for at least the 16 years I’ve served on the board (as well as for the two years prior to that during which I lived here and even longer than that, I believe).

Avoiding special assessments leads us to the reserve budget, where much of our wherewithal has gone and where much of 2008’s increase will go.

Reserve

Our building is valued at \$135 million for insurance purposes (\$270,000 per-unit average). A one percent reserve is \$1,350,000, which the board wishes to keep at all times in case of unforeseen emergencies. Plus if you would spend \$2,700 a year on a free-standing \$270,000 house, we need to spend another 1%, \$1,350,000 a year, to stay even (to catch up, even more). We can’t go to “good as new”; when we repair we improve on the “1971 new.” What we have done is better than what we had. This does not come cheap, but we believe it ultimately saves money to use the best available construction techniques.

Garage repairs

\$1,050,000 budgeted for 2008

This year we finished the first and second floor area over the Captain’s Walk, so that we will not have to bother our tenants again. In 2008, we plan to do all the levels on the northeast side. It will take four more years to finish the garage project (2008 through 2011).

Façade

We are doing a preventive maintenance program. We are also mandated under a city ordinance to have a hands-on inspection of the exterior of the building on a regular basis. Director Allan Eckardt has devised a repair procedure that is saving us thousands of dollars. Our façade expenses, including inspections, are expected to average about \$150,000 a year.

In 2007, the façade work included dealing with problems with water leakage in units on A and B tiers.

Examples of other projects

We have new fencing to protect our Sheridan Road sod. In 2008, we hope to extend the fencing to the Glenlake side.

We hope to install more automatic doors. The door behind the mail room to the freight elevator is one specific door that needs upgrading to an automatic door.

We hope to improve the drainage outside the Sheridan Road entrance, where heavy rainfall floods our lower level.

We hope to get more athletic equipment for our exercise room.

In 2007, we refurbished the two gazebos on the fourth floor deck.

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Candidates Night

By Betty Mayian

Candidates Night was held in the Windjammer Room at 7:30pm Sep. 5. One of the seven 2007 candidates running for the six open two-year-term MECA board director positions could not be at the Candidates Night question-and-answer session; candidate Martina Molins and her husband were in Europe to handle a family emergency. After mingling for a short time around the coffee pot, Social Committee Chair Sandy Chaet spoke briefly. Then the six available candidates

introduced themselves to the crowd of 30 residents. (L to R above: Chairman Chaet and candidates Leon LeRoy, Richard Strauss, Steve Ronsone, Eleida Gomez, Avany Penaherrera and Allan Eckardt.)

After the brief introduction, the Social Committee's moderator, Betty Mayian, read some prewritten questions submitted to the candidates. Each candidate answered one question but had the opportunity to comment briefly on the rest. There were several follow-up questions from the audience. The session lasted around 45 minutes. There seemed to be a very

harmonious and relaxed atmosphere among the assembled candidates and the audience. One thought that seemed to be universal was the importance of getting more participation from our residents. The committees should have a greater pool of membership. It was stated that each and every one of us may join committees, even if we are not on the board. I believe that everyone in this group of candidates has what it takes to manage the building in which we live.

The traditional question-and-answer session was followed by a social "coffee-and..."

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Carey Calvin
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Thank you

I would like to thank all of my Malibu East neighbors for all the love and support you have given to me and my family for the loss of my husband, Carey Calvin, who passed away Aug. 23.

June Calvin

Malibu East Condominium

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The Dialogue

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

Letters to the MECA *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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