

Home Improvement Committee Meeting Notes
July 14, 2021

Present: Kent Brave, Erik Butka (chair), Becky Rossof, and Michael Parrie (Board liaison)

1. General Discussion / New Items
2. Plantings w/ Brightview
 - New Perennials on the way as requested from Kent
 - The plants are looking good. Becky pointed out that some areas on the 2nd floor deck look barren. Erik explained that this area will get the perennials. Becky said the plants look great in comparison to prior years. Kent said he would like to give business to Gesemanie rather than Brightview as a local business.
3. 2nd floor Deck
 - Benches being redone – whenever the maintenance team updates, please consult with the committee
4. BBQ Islands and Lights
 - Still waiting on the stone to come in.
 - Picked ‘Grey Expo’ for the granite countertops. Countertops are cut and ready to go as soon as the stone comes in.
 - Erik reports the team will finish up Thursday and Friday; he will contact the office Thursday morning to give them a heads up
 - Becky asked what type of written intro and instructions will be provided? How do residents sign up? Can a video be made? (Unsure who would make the video) How about an evening demonstration for a couple days? This could be shared out next year if it’s not possible this year... Erik and Becky offer to get this written document started, and then management can add their info like charges applied if it’s not cleaned, how you sign up, how long you can use the grill, etc.
5. Elevator Redesign
 - Request to push up service elevators.
 - Walls and Floor?
 - If we’re happy with the installer/prices we get, do we look at pushing up the residential cabs a year or 2 earlier?
 - Becky asked if car #6 panels can come off and put up new panels? The burlap lasted for 20 years. We noted that car #5 is in excellent condition. Can the materials for #5 be used for #6, even if #6 is the “work horse” of all elevators. Tim – can the panels be removed and replaced with new material? The quilted pads could be used temporarily for the walls while the panels are being replaced. Erik proposes two quotes: one to replace burlap (Tim) and one to redo the car #6 with a different style (Erik). We would need to decide on a color, such as brown-gray. The group thinks car #5 should be more similar to whatever design we pick for cars #1-4.
6. Electric Car Infrastructure
 - An owner is looking to install his own infrastructure for a price of \$4,445 for one spot.

- For informational purposes, the building has reached out to Dunning to get a price on what it would cost to install infrastructure for 14 continuous spots. Total price is \$22,965 which works out to \$1,640 per car/spot.
 - FWIW, the parking spots are PTCA owned and the agreement and rules state that we can relocate spots/people if and when needed.
 - We discussed perhaps the space is a different price versus regular or premium parking.
 - The committee recommends we stick to one floor rather than do both 1P and 2P
 - Arthur is already on 2P and along a wall. He can get electricity and we can pay for 9 more for a total of 10 spaces. If we ever need more, we can continue along that wall on 2P. The association should pay for these spaces and have them ready to go for when people request. The association can recoup the cost by perhaps having a one-time set-up fee. The committee feels that these spaces should be metered for each unit and charged back to owner.
7. Skylight Flowers
- Planters in the mall under the skylight are falling apart. Looking to address this in the fall.
 - Erik proposes we address this after the summer. He will find some new planters such as on Wayfair
8. Other/Future Topics
- Roof Lighting Project – we are ready to go whenever the Board approves
 - 2022 Projects (Taken from Proposed Reserve Project Definitions / Revised Timeline)
 - i. Signage (2P/1P/Floor 1/Floor 2) – we can bid out the project to three different companies on what is needed, and then ask the resulting company to give us three different sign options. A sign consultant can be involved to do a walk-through on where we need signs and where we don't. We noted how Harbor Point has excellent signage. Does Christopher know who the signage vendor is or can ask someone over there?
 - ii. Party Room – we need to pick a luxury vinyl tile so it's ready to go if we get a leak or accident in the party room so it's ready to go. Erik and Kent thought that the tile could be replaced with the luxury vinyl tile so it is consistent throughout the room; if anyone has ideas for cushion chairs, please share
 - iii. Mall Area Renovations – we are not sure what this references? The tables and chairs? Upgrade the furniture

Next Meeting:

Wednesday, August 4th at 6:00 pm in party room