

**Home Improvement Committee Meeting Notes**  
**August 4, 2021**

Present: Erik Butka, Chuck O’Bringer (via speakerphone), Becky Rossof, Michael Parrie (Board liaison). Timothy Patricio (property manager) was also available.

1. General Discussion / New Items
2. Plantings w/ Brightview
  - The committee thinks it looks much better this year
  - The empty spots have been filled in
  - Tim said the small triangle planer in front is having issues because it doesn’t have a drain
  - Michael asked if we can add the gels back to the front lights for holidays
3. BBQ Islands and Lights
  - Finally installed; thoughts and feedback?
  - Brushes and thermometers bought
  - Progress on instructions
  - Key Responsibility Discussion
  - Chuck brought up the issue with the locks; Patrik agreed they are hard to handle, so everyone agrees only maintenance locks and unlocks the cabinet.
  - Becky asked if the instruction can be put online, including tips
  - Tim said we have instructions laminated on the deck
  - Patrik is looking for a material to put on the bottom
4. Elevator Redesign
  - Moving forward with replacing the panels with a grey burlap in house
  - Material is ordered and will be delivered next week
5. Electric Car Infrastructure
  - Any updates from management?
  - Tim said garage electrical panel didn’t have enough space, so Patrik added a new space; he got a bid to expand the panel for 14 spots; Tim confirms there would be a meter for each spot; Tim said the office goes down there quarterly to read the meters
  - Michael asked the committee to think about how we collect money for electric car spaces; Tim said five year wait for “payback” is reasonable; Tim said it is valuable to say we have electric car parking spaces available; the committee thinks we would charge more for the spaces, like “premium” price
6. Skylight Flowers
  - Planters in the mall under the skylight are falling apart. Looking to address this in the fall.
7. Other/Future Topics
  - Roof Lighting Project
    - i. Michael asked Tim to please include this in the next year’s budget as requested at a prior board meeting
  - 2022 Projects (Taken from Proposed Reserve Project Definitions / Revised Timeline)

- i. Signage (2P/1P/Floor 1/Floor 2) – We would like Fast Signs to come to Park Tower as a consultant, see the current signs, and put together a proposal for new signs
- ii. Party Room
- iii. Mall Area Renovations
  1. Furniture by the mall area to be consider
    - Passenger Elevator Cab Interiors – we discussed how 5455 N. Sheridan Road and 655 W. Irving Park Road redid their elevators; Tim offered anyone interested in seeing the new elevators in his building to make arrangement with him
    - Chairs – the committee should identify a chair so Tim can include the budget – include a complimentary set of upholster and un-upholster, with stacking desired (100 stackable and 25 upholster); we discussed maybe get more upholstered chairs so they are more comfortable for owners to sit at Board meetings
    - Tables – Erik will get quotes for tables
    - Furniture – Erik will get some quotes for couches, chairs, and/or end/coffee tables and the Board can agree or disagree with funding it in a future budget
    - Piano – Tim said it needs to tuned
    - Floor plan of party room – Tim will get Erik the plans
    - Lobby Runners – Tim asked Patrik to get quotes on these because they are 10 years old and getting harder to clean, but we may want to consider a logo or initials of “PT”

Next Meeting: Thursday, September 2 at 6 pm in the party room