

Home Improvement Committee Meeting Notes
July 12, 2022

Present: Kent Brave, Erik Butka (chair), Betty Terry-Lundy, Becky Rossof, Richard Rouse, Michael Parrie (Board liaison), and Timothy Patricio (property manager)

1. Pool

- a. Tim shared to be aware of vendor delays when ordering (we are lucky that we were able to get a custom drain)
- b. Concrete issues addressed by the attendant stand
- c. The leaking in the hallway leading to pool was due to contractor not sealing up the space for overnight
- d. Kent shared the concern about sealant along the floor “sides” going up about 6 inches at the bottom of the wall as a border (Tim said it’s a punch list item, along with liner and sealing)

2. Plantings

- a. Feedback from Tim:
 - i. Brightview does need to go, but other companies are not doing much better. You can see 5445 (Clarence Davids) and 5455 (Moore Landscape) are struggling and it is really because a lot of annuals did not have time to dig in their heels before we had 100 degree weather and intense downpours.
 - ii. That being said, I am extremely angry with our new rep and the management team at Brightview. They have not been responsive or helpful. I have not gotten one site assessment report from them all season.
 - iii. I asked for the couple areas where we have some failed plantings, be replaced. They ignored the request completely.
 - iv. I think one solution long term – since many annuals are not native and not surviving oftentimes due to conditions out of our control, that we discuss expanding our perennials. Look at what is working, and add to that.
 - v. One success story is our crab apples. The fungus treatments the past two years are doing great. Where 5445 and 5455 crab apples are dying (5455 in the back 5445 in the front especially on the north end) and almost all of them in the park out back, ours appear now to be thriving.
- b. Moving forward
 - i. We chose the cheapest company and were hopeful with Brightview with a new rep
 - ii. Concern about dead plants being installed
 - iii. There was no color scheme (it’s as though these were leftovers)
 - iv. Tim asked Patrik to purchase a lawn mower because he thinks we will need to mow the lawn ourselves as we transition between companies if we switch
 - v. Moore Landscaping (at 5455) is a suggestion
 - vi. Tim recommends less reliance on annuals and more on perennials

- vii. Becky noted that a lot of people here like annuals (they did not like grasses and leafy greens... they want flowers and colors); she said they should be chosen to thrive and design
- viii. Betty noted that perennials save money over time
- ix. Becky recommends we be “done” with Brightview – plan on another company and budget accordingly; everyone else agrees
- x. Tim said Brightview is a 30-day out with no long-term contract
- xi. Fall – mums, pansies, cabbage
- xii. Tim wants to pursue Christie Weber and Landscape Designs, who work downtown

3. Chairs

- a. In written correspondence, Sheldon Atovsky asked the committee to not throw away the orange plastic chairs so they may be used once per year for the Independence Day celebration, or any other large-gathering event
- b. Tim will talk to the maintenance team to see where they can be placed

4. Hallway

- a. 53rd
 - i. Herringbone gone, corner treatment is continuation of the long walls, dark color is in front of elevators
 - ii. There is a higher pile in front of elevator for higher traffic, a lower pile everyone else
 - iii. There are only two types, although one type (dark) has a higher pile and one is a lower pile
- b. 54th
 - i. Herringbone remains
 - ii. Mostly like the 2nd floor
- c. 55th
 - i. Mostly like the lobby floor
 - ii. All dark but has a herringbone
- d. Elevator – whenever we modernize, we can incorporate a current pattern of carpet
- e. Sample photos of 53, 54, and 55



53



54



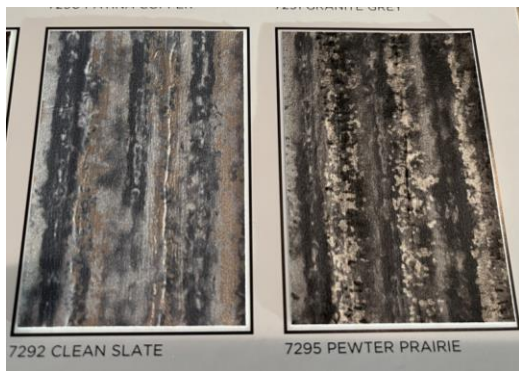
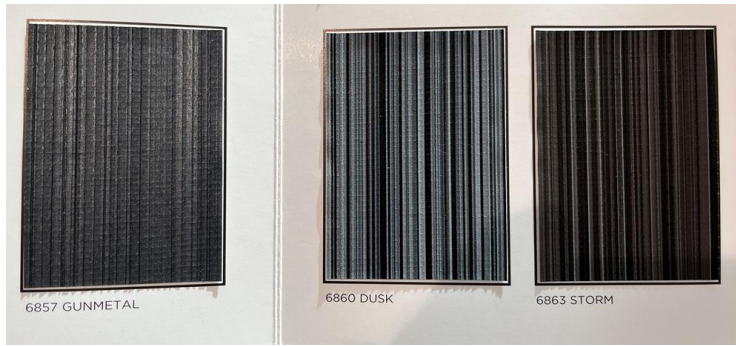


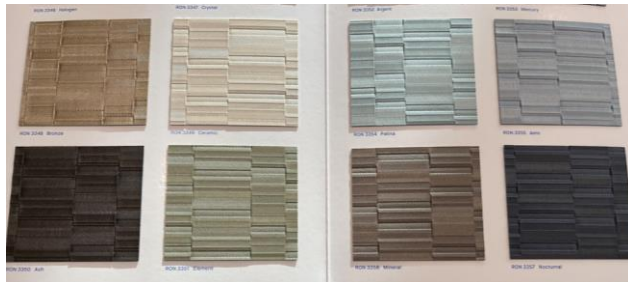
5. Paint

- a. 53rd
 - i. Darker elevator core wall and doors
 - ii. Everything else is lighter
- b. 54th
 - i. Darker elevator core wall and two-bedroom areas, and doors
 - ii. Everything else is lighter, including the corners
- c. 55th
 - i. Due to all dark carpeting, make elevator core wall dark
 - ii. Everything else is light
- d. We will decide paint colors at another meeting

6. Wallpaper

- a. We narrowed down the samples so Erik can get bigger samples
- b. All three floors can be different wallpaper





7. Lights

- a. We discussed how we should order the other two floors (54 and 53) of lights so they arrive on time
- b. These should be without the stem

8. Baseboards
 - a. To be determined and replaced
 - b. Probably higher than the current 3 inches
 - c. No ornamental curve at the top
9. Service elevator area
 - a. Vinyl base
 - b. New light fixtures
 - c. Off-white or light gray
 - d. Not two colors, but one color
 - e. Similar flooring would be done like 1P and 2P
10. Next meeting – finalize the logo and signage so we can place orders for mat runners

Next Meeting Date:

Tuesday, August 2 at 6 pm in party room (if Erik doesn't get the wallpaper samples, we will move date to Wednesday, August 10)