

Home Improvement Meeting Notes Monday, May 20, 2024

Present: Kent Brave, Eric Butka, Becky Rossof, Michael Parrie (Board liaison), and Timothy Patricio (property manager)

Guests: Will Oren, Mel Crum, and Rob Lasko

Elevator Cab

We reviewed flooring samples with a gray border and lighter inlay. The whiter color will not show salt and snow as much as a dark color. This will not be poured terrazzo, but terrazzo looking squares. The preference is neutral spotting instead of big splotches. We like orange and brown specks.

The tile will be honed so that it is rough and not smooth, thereby not being slippery.

In addition, we reviewed a lighter gray vein in white porcelain tile for the wall (top portion) up against stainless steel mesh (at the bottom portion). The tile is 0.8 cm, which is durable and good for life.

We ask Otis to update quote with the stainless steel mesh and the porcelain neutral tile, which are definite. This will allow us to see an updated price.

Michael asked if we should order an extra slab, and Erik said he will ask the vendor.

Party Room

We discussed the closet missing a door that should cover the contents. There is a light switch, so a pocket door may not work. We talked about perhaps a curtain. The party room floor is budgeted for 5 years away.

The Roof Lights

Underway

Plants in the Lobby

Tim said we replace the plants in the curve planer opposite the mailboxes. The area is too sunny and they like shade. Tim shared five recommendation from Anna Held. Examples include a fig, papyrus, croaten (busy-looking), bird of paradise, and chef flara. The committee recommends fig. Spanish moss along the curve planter would be good, too. A fig plant behind the doorman station would be good. In addition, we discussed having red poinsettias in the curve planter for the holidays. This was missing last holiday season.

Mall Furniture

What is there now is serviceable. We also are uncertain what will happen when Go Grocer closes. We recommend putting a pause on this topic.

Doorman Chair

Has been replaced

Lobby Chairs

Why are the lobby chairs on the opposite ends of the area rug instead of being close to the coffee table to have a conversation? We talked about how maintenance cleans the space and doesn't know where to put the chairs. This should be discussed with the team.

55th Floor

After the meeting was over, Tim shared responses from the 55th floor regarding tile:

The PTCA Home Improvement Commission is conducting the following survey of 55th Floor Owners to help determine what direction to go with for replacement of the tile between the entrance of the service area (where the freight elevators and trash chute are located) to the south stairwell. There is presently a stone like tile in this location, as you know.

The Commission would like to know if we should continue with the same new tile already used in the service areas, or use a porcelain or stone-like tile?

If we continue with the new Service Area Flooring:

- *Plus: Would be a more continuous look, easier to replace if damaged, better sound absorption*
- *Minus: Not as nice of a material as porcelain*

Introduce a new Porcelain Tile to compliment Carpet:

- *Plus: Nicer material*
- *Minus: Adds another type of floor to the mix, harder to replace if damaged, not as good of acoustic properties*

Please reply to this e-mail with your Name, Unit # and choice for replacement of the tile in the hallway, with either:

A. Continuing with the Service Area Flooring, or

B. Choosing a new Porcelain (or stone-like) Tile.

Response are needed by 5pm on Monday March 18th.

We appreciate your time responding to this survey.

We received 5 responses. **4 said Option A and 1 said Option B**

Next meeting: Monday, June 17 at 6 pm in the party room