

Home Improvement Meeting Notes
Monday, June 17, 2024

Present: Erik Butka (chair), Betty Terry-Lundy, Kent Brave, Becky Rossof, Michael Parrie (Board liaison)

Guests: Mel Crum, Rob Laskov, and William Oren

Agenda

1. Elevator Cab Samples

- a. Erik showed us five samples of porcelain slabs for the floor
- b. They have a honed finish so they are not slippery and dirt will come off your shoes
- c. Erik had other samples but did not recommend them because they look cheap and will not match the terrazzo
- d. The border for the elevator makes for a good compliment to the carpet, but the committee agrees to not have a border because it's a more clean look
- e. The life expectancy for the elevator cab is 25 to 30 years, while the carpet will last about 10 years
- f. The floor tile can come by 3 feet by 3 feet, or 2 feet by 4 feet; Erik reports the elevator floor is 6 feet by 4½ feet
- g. A goal is the least amount of grout lines
- h. The wall sample will be framed in stainless steel
- i. Sienna Mineral Stone (right on first photo) and Grigio Luminoso (left on first photo) are the committee's recommended two floor choices with no border; mock up in second photo



- j. A concern is how big the splotches will be (Erik can ask the representative how large these splotches can get or obtain a larger tile sample for us to see)
- k. Erik will ask Otis to get prices for the two samples to see if there's a difference
- l. Other photos



2. 2nd Floor Carpeting
 - a. The Board approved last week a duplicate style from the residential floors for the 2nd floor, but Erik has reservations on this
 - b. The lighter carpet goes better with the wallpaper and stone wall
 - c. Erik recommends leaving the 2nd floor alone for now
 - d. If something needs to be done to make it less busy, replace the one carpet in the herringbone with gray
 - e. The upstairs have two carpet piles, but one color
 - f. The 2nd floor has three carpet piles, but two colors
 - g. The upstairs light fixtures are brighter than the 2nd floor, too
 - h. Becky shared the Board was concerned about the dirty lighter tile, and Erik responded that those carpet tiles can be replaced
 - i. We discussed how carpet cleaning makes it worse
 - j. The committee recommends leaving this 2nd floor carpet alone and not spend the \$14,000
 - k. The worst parts of the 2nd floor have all been replaced
3. 55th Floor
 - a. Survey results from residents of that floor found below, as shared by Tim Patricio
 - b. The residents recommend replacing the porcelain tile with the same tile found in the service area, which is vinyl
 - c. The committee recommends to proceed with the vinyl tile on the 55th floor
4. Plants in the lobby look good
5. The chairs in the lobby look closer
6. Solar panels
 - a. Discussed at meet the candidates night
 - b. Betty suggests solar panels on the 2nd floor roof
 - c. The committee said it costs money and it may take a while to break even

- d. We wonder if the city is offering a rebate, and the management office will look into this (on their project list)
 - e. We wonder if there is enough sun, especially in the winter, when snow needs to be brushed off
 - f. A green roof could be beneficial, such as putting it above the walk-way to the pool, and that would provide insulation
 - g. Perhaps there is TIF money from the city available to pursue this option?
7. Air conditioning
- a. The hallways are very warm and usually are very cool, so something is not typical

Next Meeting: Tentatively, Monday, July 22nd at 6 pm (the fourth Monday of the month... we know the Board will not be meeting on this date), and if we need to meet earlier with samples, then Erik can call a meeting.

The survey was:

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**