

Home Improvement Committee Meeting Notes – 9/16/24

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

Guests: Mel Crum, Rob Lasko

1. Plantings / Sun Deck
 - a. Fall Plantings Discussion
 - i. This has not been started yet, due to the warm weather
 - ii. Planned for late September or early October
 - iii. Kent asked about winter sprinkler maintenance and confirmed that the pipes are blown out; he reports a third of the sprinklers are not working on the 2nd floor deck
2. Roof Lighting
 - a. Feedback?
 - b. We noticed that the lights are not on, for example, Fri after 10 pm
 - c. Tim said the programming will be done in the beginning of October for training
 - d. Betty asked if stencil letters can be projected, and Tim said no, there are bars of lights
 - e. The lights are supposed to come on at sunset and a firm time of 11:00 pm turn off
 - f. The Board is aware of the proposed calendar from the committee and leaves the implementation to management
3. Corridor Construction Update
 - a. Everything is done
 - b. Great job!
 - c. Tim reports punch list items being addressed
 - d. Tim said there are over 40 work orders related to the hallways, but emergency issues take precedence
 - e. Betty suggests Tim put into weekly news update that with the project done, everyone please being careful of not putting feet on the wall, etc., and take care of it moving forward.
4. Elevator Cab Project Update
 - a. Review Updated Quote
 - i. Save money by fabricating of tile in-house (\$2,300)
 - ii. Option to have a looser metal mesh (\$9,000) but harder to clean (need air pressure machine)
 - iii. Option to remove seams in the upper panels of three solid panels (save \$2,600 per elevator, or \$10,000 for the project); the committee is open to this option. A disadvantage is that if one panel gets damaged, then the whole side of the wall is damaged, versus just one smaller panel; the committee believes the larger panel should hold up
 1. Tim will proceed with this as it is not a change of material and then the Board can ratify the decision at the next meeting

- iv. The camera will be set where they currently are (Becky is concerned about the camera getting drilled into the material) – Tim will check on this. The wire will come from the ceiling
 - v. The inside elevator doors have scratches, pointed out by Rob; he asked if they can be buffed out or else the new lighting may point out the imperfections (Tim said he made a note to budget for Stuart Dean to do metal maintenance on this for the upcoming year... we can see if this looks bad after the elevator is done and determine if that time if we want to pursue buffing)
 - b. Discuss options to save money
 - c. Timeline: Approximately 20 weeks (5 months)
5. Lobby Decoration
- a. A unit owner emailed a decoration that they thought would dress up the lobby
 - b. Rob shared that the thin table was only supposed to be used for the Chanukah holiday and put away for the rest of the year, yet now it is out there all year round
 - c. The committee thanks the owner for the thought, but declines the decoration
 - d. We also recommend that management put the table away for non-holiday time; Tim has a place to put it



6. Signage
- a. Review notes on Lobby, 2nd floor, 1P and 2P
 - i. 2nd floor
 - 1. Apostrophe for janitors' closet
 - 2. Don't need to label the racquetball court as it may be changed to a different court down the road, such as pickleball; just call it weight room and ball courts
 - 3. Health club (not pool) and sundeck for each bank of elevators
 - 4. Locker room and restroom – differentiation? Need to specify restroom for party room users
 - 5. Cardio room will have a sign
 - 6. Party room has space for event calendar
 - ii. Lobby

1. We do not like the terra cotta color -make it dark gray so that it matches the residential floors
 2. Management office sign should have logo of Park Tower to distinguish it from other general offices
 3. Package room
 4. Luggage carts
 5. Mailroom door – Outgoing US Mail Drop Only
 6. Lobby (not main lobby)
 7. Mall (not shopping mall)
 8. Bike rack (day use only; no overnight)
- iii. 1P
1. To mall and lobby
 2. Storage lockers for the new space created in the past ten years
- iv. 2P
7. Service Corridors (1P and 2P)
- a. Would like to repaint walls and remove the brown stripe, will likely be able to be done as the new signage is installed
 - b. Need to add signs that show big 1P and 2P when elevator doors open
 - c. Option to replacing lighting with service vestibule light fixtures
 - i. Tim said Bill confirmed that the service area lights can be put on these service corridors, too
8. Next Meeting – Monday, October 21st at 6 pm in the party room

On Hold / Future:

- Party Room renovations
- Staining roof deck pavers
- Paint brown doors into gray