

## Home Improvement Meeting Notes

### September 21, 2026

Present: Erik Butka (chair), Will Oren, Kent Brave, Becky Rossof, Betty Terry-Lundy, and Michael Parrie (board liaison)

Guests: none

#### Agenda

##### 1. Feedback from management

- a. The new faux plant greenery was installed.
  - i. See photos below
  - ii. One style is more busy (left) and the other is more subdued but less full (right)
  - iii. The product across the street from 5445 N Sheridan Road has boxwood that is more full and what is desired (photo far below provided by Becky)
  - iv. Clarence Davis said ivy or an arborvitae (but grow tall) may work
  - v. A live ivy is perhaps problematic as it can grow into brick
  - vi. The committee recommends a faux plant and budget for it for next year
  - vii. Plants.com has six types of boxwood panels
  - viii. Committee members should look for a boxwood style they like and share (a requirement is that it can be attached to the fence and not a pedestal)
  - ix. We desire half way along the southern fence closest to Breakers, and the east section of the further south fence by smoking area but stops at the barbeque
  - x. We request \$3,000 budget
- b. Stones were added to the fire pits.
- c. Table and chairs moved by pond. One chair with wheels was placed by kiddie pool (though that is now closed for the season).
- d. The team checks the propane tanks once per shift.
- e. We are budgeting for a cage to put 6 tanks at a time up on the 2<sup>nd</sup> floor to help for faster transfers. (Rather than wheel them up and down one at a time as needed.)
- f. We have 22 tanks now altogether. We fill them when there is about 19 empties. It is about \$1500 each time we get refills, and we approximate that is now needed 3 times per year.
- g. The closet in the cardio room is not an option as that is used for storage for 2<sup>nd</sup> floor cleaning and health club supplies.
  - i. The committee believes we cannot store them inside, but must be a storage cage outside, such as on the left side of the locked door of the 2<sup>nd</sup> floor deck; it should be a locked cage
  - ii. \$78 per tank seems expensive - can we get a lower price?
  - iii. We agree that these should be delivered as Park Tower staff do not have time to pick it up themselves

- h. We await the Commissions choice on elevator color – Patrik and the team like the new Thunder Gray color. They are poised and ready to paint the remaining doors once you give a thumbs up.
  - i. See photos below
  - ii. The committee recommends Thunder Gray (right photo)
- i. We do not have pads for elevator 5 but the guard is escorting moves and trying to reduce chaos as much as possible. Custom pads and hangers would probably cost around \$3500-\$5K. Possible more – higher quality material can be very costly right now for custom fitting for spaces that size.
  - i. The committee recommends budgeting for this during the upcoming year so we have the pads ready for 2029 remodeling (as long as they fit even when we remodel them, although the remodel is only the mechanics)
- j. Elevator 6 sheave is expected to be shipped by the end of this week.
- k. Spray washing of the plaza was done in house this year. We are budgeting to professionally clean it and seal it, and do sealants around the lobby exterior next Spring. (About \$15K)
  - i. The committee did not care for the “wet look” sealant that glistened in the sunlight, making it look slippery
- 2. Cleaning of the Lobby Rugs
  - a. There was discussion of not cleaning it enough vs cleaning it too much (detergent attracts dirt)
  - b. There was discussion of timing of the last cleaning during the afternoon when residents were coming in and track in dirt
  - c. Can the night crew do the cleaning at night? (See how this goes first before changing the frequency of carpet cleaning)
  - d. Perhaps the manufacturer can recommend how to clean the carpet
- 3. Budget Requests
  - a. \$3,000 for faux green fence
  - b. \$1,000 for a door for the party room closet (pocket door, curtain, accordion door, etc.) - asked multiple years
  - c. Ask Tim if we need to allocate more money for Clarence Davis because there has been positive feedback
- 4. Lobby Suggestion on Artwork on the Walls and Light Music
  - a. When built, it was not intended to display art
  - b. If we do something, hang historical renderings of Park Tower
  - c. Betty shared 55<sup>th</sup> floor pilot years ago having artwork hung on Park Tower - there was a lot of feedback that people didn't like it, so this topic got dropped
  - d. The concrete in the lobby is there for a reason; perhaps something could be hung in the back of the lobby, or 2<sup>nd</sup> floor
  - e. We need to talk what we want and where we want it
- 5. Roof lights
  - a. They are now working
  - b. We will reconsider the calendar to perhaps add more colors to reduce the time it is white
  - c. Committee members will consider other occasions to propose adding
  - d. Here is the current calendar:

| Month/Date         | Occasion                     | Color                |
|--------------------|------------------------------|----------------------|
| Jan                | Winter                       | White and Blue       |
| Jan 3rd Mon        | Martin Luther King, Jr., Day | Red, White, and Blue |
| Feb                | Valentine's Day              | Red                  |
| Feb 14             | Valentine's Day              | Red, Pink, and White |
| Feb 3rd Mon        | Presidents' Day              | Red, White, and Blue |
| Mar 1 to Mar 17    | St. Patrick's Day            | Green                |
| Mar 27 to Apr 15   | Easter/Spring                | Yellow, Green, Pink  |
| Last week of May   | Memorial Day                 | Red, White, and Blue |
| June 19            | Juneteenth                   | Red, White, and Blue |
| June 20 to June 30 | Pride Month                  | Rainbow              |
| July 1 to July 4   | Independence Day             | Red, White, and Blue |
| First week of Sept | Labor Day                    | Red, White, and Blue |
| Oct 16 to Oct 31   | Halloween                    | Orange and Purple    |
| Nov 11             | Veterans' Day                | Red, White, and Blue |
| Nov 15 - Nov 30    | Thanksgiving                 | Yellow and Orange    |
| Dec 2 - Dec 31     | Christmas                    | Red and Green        |

- e. This was a proposed calendar with additional options presented by Michael on July 24, 2024 that follow some of downtown's roof light themes

| Month/Date       | Occasion                              | Color   |
|------------------|---------------------------------------|---------|
| Mar 26           | Epilepsy Awareness Day                | Purple  |
| May 6            | National Nurses Day                   | Red     |
| June 1 - June 17 | Alzheimer's and Brain Awareness Month | Purple  |
| June 18          | Autistic Pride Day                    | Rainbow |
| Oct 1 - Oct 15   | Breast Cancer Awareness Month         | Pink    |
| Dec 1            | World AIDS Day                        | Red     |

#### 6. Furniture

- Suggestion of substantial furniture (to match more of the height of the ceiling) - charcoal leather gray sofa, metal arms and legs
- Benches
- The current furniture looks like toys
- A concern is people overstaying the welcome in the lobby
- For the following year budget, perhaps include an amount for this topic because the upcoming year will be tough

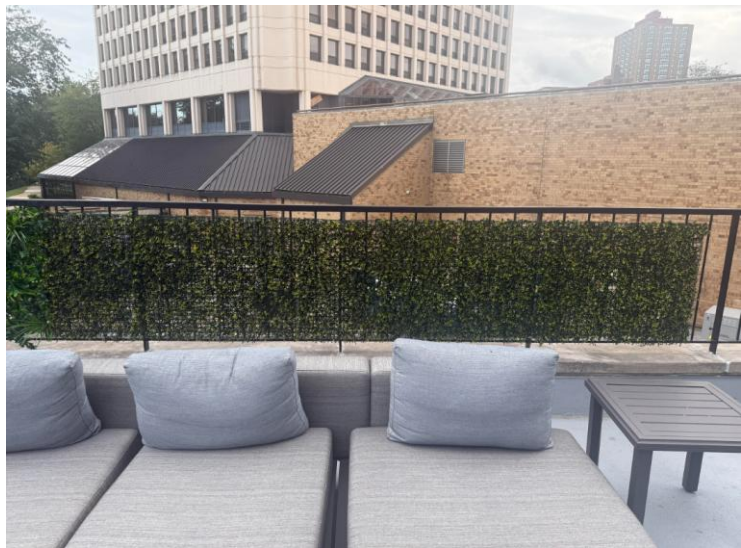
#### 7. Suggestion of Green Interest for the Winter on the 2<sup>nd</sup> Floor Deck

- Usually not done because it costs money and is a big area
- The deck is sometimes closed due to ice
- Maybe put white string lights in the planters so it doesn't look bare
- Perhaps consider this for the following year

Next Meeting: Monday, October 19, 2026 at 6 pm in the party room



Thunder Gray





This is what appears across the street from 5445 N Sheridan Rd and what the committee would like to see on our fence.