

Home Improvement Committee Meeting Notes – 9/2/21

Present: Erik Butka (chair) and Michael Parrie (Board liaison); Tim Patricio provided all notes in *italics*

1. General Discussion / New Items
2. Plantings w/ Brightview

We forwarded the picture sent by Becky, and this location will be on the shortlist for Spring.

The drains and “slime” are a ton of work. There is almost a constant flow of water from the planters. Maintenance is adding to their budget wish list for a permanent solution to this, next. Channeling four inch trench drains with stainless steel grates that would deposit the water directly into the nearest drain.

Here is a rough picture of what those might look like, so you get an idea:



Erik and Michael think this is a good idea!

Erik and Michael agree with Becky’s concerns, and think the plants look very nice.

3. BBQ Islands and Lights
 - Additional feedback

Burners were not heating up, and grills were not getting hot. But ever since the vendor returned and made adjustments, we’ve gotten no complaints.

We are however, going through propane EXTREMELY fast.

- Cleaning responsibility discussion

We are sensitive to the complaints you’ve gotten, but we also feel if we do not stay on top of cleaning, it will be a huge mess. Let me use a personal example - I spent 30 minutes on Wednesday night, cleaning the grill I was using at my property. Lost a lot what was left of the sunset, heating and scraping other people’s crud and wiping grease that had baked in the sun on the sidelights. There, we have practically no oversight at all. For PTCA, particularly during the summer when goo is baking on the metal, we would like to make sure they are reasonably clean, so the staff does not have to spend hours and hours each week cleaning. Right now we are inspecting them

each morning to catch anything missed on second shift the day before. But we just don't have the man power to clean every day and certainly not after every use.

So inspections following each use, are effective. If we don't inspect and hold residents accountable and they leave a mess, it is likely the folks complaining will be complaining about how nasty the grills are and how long they spend cleaning it before they can cook. We understand waiting for maintenance is a problem, but we don't have the manpower for any expectation that maintenance will be cleaning the grills. You want to add a janitor over the summer months, specifically to address the deck, then we will have such man power. We do not right now, so, residents need to clean the grill when they are done.

However, we propose the resident can let the doorman know they are done, and if they choose to leave they can. If maintenance finds a problem when they come, they will take a picture – that and the work ticket will be given to management. Folks will need to pay attention and know, if we find a dirty grill, the Owner will be charged for our time.

I think most of the time, we are going find MOST Owners will leave the grill cleaner than how they found it. That's what I do at my place. I would have been elated to find the grill last night in the condition I left it when we were done.

We agree maintenance needs to check the grill at the end to ensure the grill and grate are cleaned properly. The tool to move the grate is a good idea. We feel that it is reasonable to wait for the grill to cool down and then you clean it. We believe more people are taking advantage of the grills, considering how black the grates have become and how much propane has been used. Erik recommends to tell maintenance to be more lenient under the grate. Erik thinks we should buy four or five extra grates so we have them ready to go down the road. Each one only costs \$80. Each grill has two grates, and there are two grills, so this would be four grates to have a replacement set.

- Proposed lock and key changes

Patrik is working with multiple vendors on possible solutions. This will cut waiting time tremendously, if we can get a reliable lock and sturdier key. We just ask for patience while we search for something that will work. It may be new doors altogether.

Erik likes the new lock possibility suggested by maintenance.

4. Elevator Redesign

- Moving forward with replacing the panels with a grey burlap in house

The material has arrived and Patrik is expecting to complete this by 9/12.

Erik and Michael are pleased to read this.

5. Electric Car Infrastructure

- Moving forward

Board approved on 8/9 and Patrik is waiting for the final bid. It does appear we will likely move forward with Dunning. We do need some decisions made on the cost of the spots and whether there will be a fee involved with taking the space.

Erik and Michael wonder if this topic belongs to budget & finance or simply the Board. This committee doesn't really determine prices.

6. Skylight Flowers

- Erik will have some options by the next meeting, 10/7

Thumbs up.

7. Other/Future Topics

- Roof Lighting Project

We support a feel good project like this, moving forward based on the feedback and support we've observed in past Board Meetings. Relatively inexpensive when you consider the big picture. Just be aware, some Owners may feel now is not the time to spend on elective projects, or that this is all together unnecessary. Very likely to be some push back or politics. But, it is true that ever since the roof was done and the decision was made to paint the walls the white reflective coating, the point was to eventually do this lighting and "make a mark", as they say.

Erik and Michael think this is a cool idea.

- 2022 Projects (Taken from Proposed Reserve Project Definitions / Revised Timeline)
 - i. Signage (2P/1P/Floor 1/Floor 2)

We have a preliminary date with fast signs the week of September 7th. Just waiting for a confirmation.

We believe the purpose of this walk-through is to count all the signs and their messages; the committee would like to see sample designs of initials "PT" or a logo

- ii. Party Room

Starting my budgeting effort this month, so for new chairs and furniture please feel free to put a plan together for me to present to the Board. 😊

Erik is beginning to get quotes. Stackable chairs with cushion back and cushion bottom can stack nine chairs high; we feel that 100 total chairs would be appropriate. Erik counted the current chairs to be 80 of the plastic stackable and 20 cushion. So 100 should be appropriate. We discussed lighter color

cushions easily get dirty, so darker colors may be better. With only stacking nine chairs high, they won't all fit in the closet like the plastic ones do.

iii. Mall Area Renovations

Right now, we don't have a need for much structurally.

However, new and less 'plastic' furniture under the skylight would be amazing. Something classier than what was chosen last time.

Erik suggests a "lounge" type furniture. It doesn't need to be heavy furniture as we have on the 2nd floor deck because wind is not an issue. Erik is thinking about a silver metal to give a "pop" to the space.

We need to replace the mats, for the lobby and mall. They are definitely at the end of their life. An as is replacement through the original vendor would be just under \$19,000, which is surprising because that is less than we paid for them 10 years ago. The question, is, do we want to customize them, particularly in the lobby. Also, Erik mentioned he knows a vendor who could bid on this, and if we could get the contact info that, we are happy to bid it out.

The cost may sound surprising, but keep in mind these are heavy duty, industrial, and custom sized for all the spaces they run through.

Erik and Michael discussed how we would like to see customized carpet mats that show "PT" or a logo to make it look classy. Harbor Point has a fancy "HP" on their mats.

Michael asked Erik if we could have a sample luxury vinyl tile for the party room floor so that we are ready if there is ever a leak and the floor needs to be addressed. Erik suggests gray-tone, wood-looking appearance.

- iv. Erik and Michael discussed when we do mock floors, we could ask at the bottom of the survey if owners are open to the lobby stonework being replaced. This would be a good indication if owners want the committee to proceed exploring that design down the road.

Next meeting: Thursday, October 7, at 6 pm in the party room