

## Home Improvement Committee Meeting Notes – 10/7/2021

Present: Erik Butka and Michael Parrie (Board liaison). Tim Patricio (property manager) was available to answer questions.

### 1. General Discussion / New Items

- Party Room Renovations

- i. Flooring – LVT wood look floor on standby

- 1. Erik has samples and colors for whenever we are ready to proceed; the idea is to do this whenever there is a leak that damages the floor
    - 2. Tim believes this would be a reserve expense that could be included as an operating expense; if it is not used, then move to reserves and tap into it when needed
    - 3. \$20,000 should be allocated just for tile

- ii. Chairs – A handful of stackable, upholstered options. Looking at options that stack 10-15 high only.

- 1. Budget \$450 on the high side, \$300 on the low side for fully upholstered. Would come down with only upholstered seat.
    - 2. If we want to save cost could get the same chair; but say 20 upholstered and 60 shell only (see Andreu World – Flex High Back Chair)
    - 3. Also perhaps a larger discount with ordering 80 chairs
    - 4. We discussed that the \$450 is for an upholstered chair (stackable) equivalent to the current chairs; if we did all 80 chairs, that would be \$36,000; this type stacks 15 chairs high
    - 5. Tim shared that there is \$40,000 allocated to party room from reserve study and to be included in the proposed budget; this was intended to address furniture and the floor
    - 6. The committee recommends putting \$20,000 for an operating expense on the floor, and keep the \$40,000 for the furniture

- iii. Lounge Furniture – will move forward with options once we get a better idea of money/funds available. But ideally would like to see a new couch or two, a couple end tables, coffee table and really freshen up that side of the party room.

- 1. Erik believes the \$40,000 should cover chairs (\$36,000) and left over (\$4,000) should cover a couch, loveseat, and tables

### 2. Plantings w/ Brightview

- The fall plantings look great this year

### 3. BBQ Islands and Lights

- Any additional feedback? Tim has not gotten any; Tim shared that he budgeted for two cameras (one by door on 2<sup>nd</sup> floor to deck and one on the under-hang outside)
- Erik recommends the building buying extra grates
- Any updates on changes to locks/keys? Tim will ask Patrik about the lock situation
- The covers should be put onto the islands when we expect winter weather

#### 4. Elevator Redesign

- Installed – looks great
- A couple of people in passing said that elevator #6 looks so good that it should be the template for all other elevators, including the passenger elevator; Erik thinks the material is good for elevator #5, which would need new framing, however, he doesn't think that is appropriate for the passenger elevators
- The remaining elevator redesign is scheduled to be done 2023-2024; this is the same year the hallway redecorating is to be done; Tim recommends we begin thinking now on the elevator redesign and especially hallways so we have sample floors / mock-ups for owners to give input (\$90,000 for passenger and \$38,500 for service; \$34,000 for mall elevators); we discussed the mall elevators not needing to be as nice as the passenger elevators, but should not be made to look like the service elevators

#### 5. Skylight Flowers

- Sorry did not get to this yet.
- Erik is looking at other companies besides Tropitone, which did not have anything applicable to our situation

#### 6. Other/Future Topics

- Roof Lighting Project
  - i. Tim is putting this into the proposed budget for next year
  - ii. Patrik and Louis have done some analysis of inflation (for example, everything we order is going up 8% as of November 1<sup>st</sup>)
- 2022 Projects (Taken from Proposed Reserve Project Definitions / Revised Timeline)
  - i. Signage (2P/1P/Floor 1/Floor 2)
    - 1. Jacquie is following up on proposals
    - 2. This is scheduled for next year
    - 3. The company also looked at a residential floor, too, to get an idea
  - ii. Mall Area Renovations
    - 1. Includes tables and chairs to be addressed next year
    - 2. Tim shared the maintenance would like to change the floor mats
    - 3. The floor mats are not down for the summer when it is nice weather, so they are not permanent; Tim shared how the summer is a good time to have some mats, too

Next Meeting: Thursday, November 4, 2021, at 6:00 pm in the party room