

Home Improvement Committee Meeting Agenda – 2/9/22

Present: Kent Brave, Erik Butka (chair), Chris Ibrahim, Chuck O’Bringer, Becky Rossof, Betty Terry-Lundy, Michael Parrie (Board liaison)

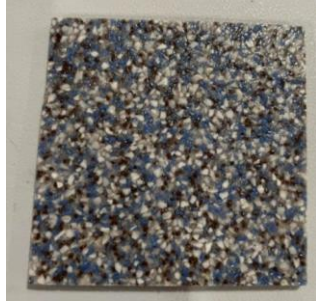
1. Updates from last meeting; grill covers have been installed to cover entire island
 - a. They look great
2. Party Room Chairs
 - a. Review Quotes/Options
 - i. Steelcase
 1. Move, Enea Lottus) – plastic back, bleach-cleanable, can have arms or no arms, and stackable (at least 8 high)
 2. Nooi - Upholstered seat back
 3. Enea Lottus – higher end, upholstered seat, can have arms or no arms
 - ii. Davis (A-Chair) – upholstered seat, higher grade material
 - iii. Stylex (Verve) – upholstered seat or entire chair upholstered; the seat can unscrew
 - b. The committee recommends getting physical samples for what we narrow down to
 - c. We discussed arm versus not-arm. We could order both so that people who like arms have them, and those who don’t want arms have that as well. Some larger people don’t fit in an arm chair
 - d. Up to 80 chairs, but Erik did some calculations and feels 65 should be more appropriate; Betty states the room fits 75 as noted in the rule book
 - e. Right now, we have two stacks of 40 high; if we go with a elaborate chair, we will have stacks of chairs that do not fit in closet area
 - f. Betty cautions of having stacks that need to be moved around by our maintenance team
 - g. Betty does not like the sleigh legs (tripping hazard), whereas Kent thinks they are more friendly to the floor
 - h. The committee likes Lotus and Verve
 - i. Upholstered is the A chair and the Verve
 - j. We spoke about having perhaps 40 nice chairs and 40 of the old gray plastic chairs (which are really sturdy); if you have a smaller party or meeting, we would have enough of the nice chairs, but if you are having a packed meeting, then bring out the old gray plastic chairs
 - k. Next meeting, we hope to have some samples to see and sit in; we are planning on 40 chairs to purchase, not 80
2. Plantings w/ Brightview
 1. The spring was ordered, we believe
 2. Kent will talk to Tim about summer
3. Deck Painting
 1. The deck and pergola will be painted this year, Patrik has asked us to get him a color.
 2. Paint the whole thing (or floor only)? Will need to decide on a color at the March meeting

- i. Kent suggests the floor be current color but the pergola part and slats of plants would be dark
 - ii. We will decide this at the next meeting in March
- 4. Signage on Common Floors (\$16,000, early fall)
 - 1. Review selection of fonts, logo ideas
 - 2. Updates from Dave/Habitat, look at other buildings for inspiration
 - 3. Betty shared with us some photos
 - 4. Erik showed us samples, such as a direction sign with "PARK TOWER" and its log in the bottom right



- 5. 55th Floor Lighting
 - 1. The manufacturer has shipped us several new lighting modules to test before we reorder – different wattages and color temperatures.
 - 2. Step 1 – see if there are options we can rule out; Erik will speak to Patrik about doing the three corners
 - 3. Step 2 – Redo an entire floor (either 55, 54, 53, etc.) to review (as a committee); we think it makes sense to do 55 since we all agree it is too bright and needs to be fixed
- 6. Pool Area Flooring
 - 1. Health Club Committee is looking at new flooring for the pool area and walkway and asked our committee to weigh in on color choices

- i. Erik showed us samples of the floor next to hot tub tiles
- ii. The committee recommends the less-busy blue/gray version
- iii. The committee wonders if caulking needs to be done by the windows first before the floors are done
- iv. The committee wonders if the floor really needs to be done, aside from the problem area by the pool entrance?

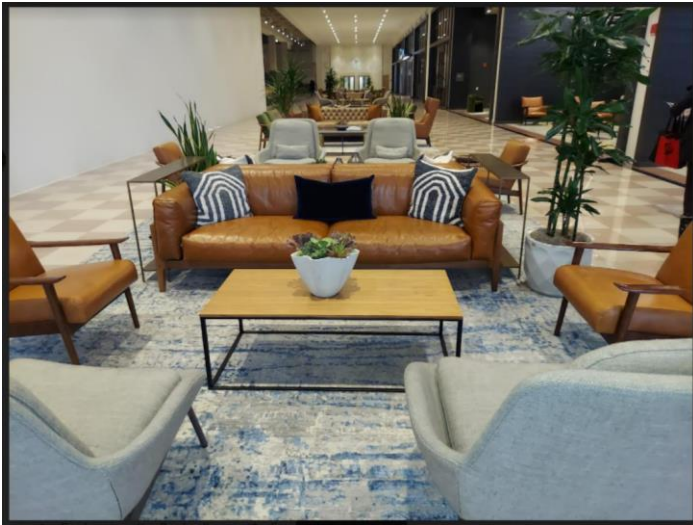


v.

Items for Later in Year – Included for Reference Only

1. Party Room Renovation
 - Finalize colors for flooring (early summer/late fall)
2. BBQ Islands and Lights
 - Table door issues till late winter/early spring
3. Mockup Floors (\$66,800)
 - Early Fall, will pursue 3 options (1 using lobby scheme, 1 using 2nd floor scheme, and 1 in-between)
 - Intent is to utilize floors 55, 54, and 53. As 55 already has the new light fixtures installed.
4. Floor Mats
 - Order for Winter 2022/2023, to include new signage and logo
 - Review floor plan and mark up locations
5. Other Projects
 - Roof Lighting, fall (\$63,000)
 - Mall Area Renovations, late spring (\$35,000)

Sitting Area Floor Ideas from Betty



Next Meeting: Thursday, March 17 at 6 pm in the party room