

Home Improvement Committee Meeting Notes – 4/7/22

Present: Kent Brave, Erik Butka (chair), Catherine Kestler, Michael Parrie (Board liaison), and Timothy Patricio (property manager)

1. Updates

- a. New 12W lights for 55th floor ordered, will ship mid May
- b. New BBQ doors ordered, will ship late May/early June
- c. Will schedule a tutorial with Chicago Gas to review issue with propane tanks when the weather improves
- d. Deck to be painted mid April with new color/stain – the Board will approve at its meeting on Monday
- e. Spring (on 19th)/Summer plantings; sod in the first week of May
- f. Kent shared that the triangle planter is not draining properly; Tim will talk about this with the engineer
- g. Michael asked about the Christmas lights – can they be removed since we are past March?

2. Party Room Chairs

- a. Davis Furniture, A-Chair selected
- b. Review selection of upholstery options and shell colors, all materials are either bleach cleanable or stain resistant
- c. Erik presented grays, blacks, and blues
- d. The party room floor will be wood-looking neutral, but the exact color has not been chosen
- e. We discussed how it may look nice to have a pop of color, such as blue
- f. We narrowed down the samples to the items below for feedback before a decision is made. The large squares represent the material and the small squares represent the frame. Reminder that the material would be for the seat bottom and not the seat back/support.



3. Signage on Common Floors (\$16,000, early fall)
 - a. Review questions and provide comments to vendor
 - b. Review selection of fonts, logo ideas
 - c. We discussed:
 - i. Need the “no gun” sign – does it have to be on the glass or can it be on the brick?
 - ii. Do not need to have “no pets” sign
 - iii. Need “no trespassing” sign
 - iv. The sign of the storage lockers “not being responsible for lost or damaged items”
 - v. The management office should have a new “blade” sign
 - vi. We can ask mall tenants if they want a sign to match
 - vii. The sign by the service elevator pointing to the left does not belong because you cannot enter onto the low-side area
 - viii. We should put together a list of signs to be eliminated and present to the Board for approval; send Tim an email on which ones to propose removing
 - ix. Includes the common areas such as the pool and laundry room
 - x. A sign holder to slip in room reservations, rubbish / recyclable allowed, etc.
4. Mockup Floors – 3 options
 - a. Wallcovering
 - i. Extents? Install on just the elevator wall? Or all walls of the core like floor 2?
The committee agreed to just the elevator wall. The committee would like to see samples of wallpaper. It also agreed that entire floor mock-up would be up for vote, not necessarily voting on different carpets, wall colors, wallpapers, etc.
 - ii. The three mock ups will be
 1. the lobby as one
 2. the 2nd floor as a second, and
 3. the lobby elevator portion with the 2nd floor corners as the third.
 - iii. Stripe wallcovering is discontinued; sort of. They still have the printing patterns and it could be custom ordered for 50+ floors, however, they would not do it for a few mock-up floors
 - b. Paints
 - i. Wall, field
 - ii. Wall, accent
 - iii. Doors and Frames
 - c. Wall Base – painted wood, color TBD
 - d. Carpets – Interface Global Change collection
 - e. Light Fixtures – shade fabric, TBD (White linen, gray linen, natural linen)
 - f. Electric outlets and covers
 - g. Service Elevator Area
 - i. Vinyl, same as package room, P1 and P2
 - ii. Paint, to match field
 - iii. Doors and frames, to match corridors
 - iv. Base, vinyl base TBD

- v. Light Fixture? Yes, this space will have a new light fixture, too
- 5. Elevator carpet – this is what will be installed temporarily until we decided on a permanent elevator design; Tim recommends we get two sets so that one can be cleaned while the other one is down on the floor



Items for Later in Year – Included for Reference Only

1. Party Room Renovation
 - Finalize colors for flooring (early summer/late fall)
2. Floor Mats
 - Order for Winter 2022/2023, to include new signage and logo
 - Review floor plan and mark up locations
3. Other Projects
 - Roof Lighting, fall (\$63,000)
 - Mall Area Renovations, late spring (\$35,000)

Next Meeting: Tuesday, May 3rd at 6 pm in the party room