

**Home Improvement Committee Meeting Notes**  
**May 3, 2022**

Present: Sheldon Atovsky, Kent Brave, Erik Butka (chair), Becky Rossof, Betty Terry-Lundy, Nick, Michael Parrie (Board liaison)

1. Updates

- a. New 12W lights for 55<sup>th</sup> floor ordered, will ship mid May
- b. New BBQ doors ordered, will ship late May/early June, will schedule a tutorial with Chicago Gas to review issue with propane tanks when the weather improves
  - i. Becky would like to see written directions that may be shared out
  - ii. The tutorial will be for this committee, but Becky said this should be open to all residents (website, bulletin boards, etc.); Betty suggested a short youtube video and make this a requirement to sign
- c. Spring/Summer plantings
  - i. Becky wonders why hydrangeas were used because they easily get frost-bitten; Kent said that these flowers are often used but we had the second coldest spring in a long time

2. Sun Deck

- a. Currently being painted/stained with new color. Thoughts?
- b. It's light in color
- c. It's going to be there only 2 to 3 years
- d. When plantings and furniture are placed, it will look more finished
- e. Erik asked if we wanted to make the posts and pergola a darker color for more contrast (if it's even possible unless all the paint was purchased)?
- f. The committee is open to this "contrast" and is willing to meet last minute to review with color samples
- g. Michael suggested we look at the brick work on the floor near the fish pond because it is currently brown tinted and may not look well against the new gray stain on the wood

3. Party Room Chairs

- a. Davis Furniture, A-Chair selected w/ Argyle Boucle, Watercolor fabric and Stone shell (off white)
- b. Will obtain a quote for 40 chairs and 4 trolley carts (10 chairs per trolley)
- c. The sample preferred by the Board is stain resistant

4. Signage on Common Floors (\$16,000, early fall)

- a. Review and make comments on proposed font/logo
- b. Review pictures of signage. Provide Tim a list of signage to remove.
- c. Review plans and begin to markup where we want signage
- d. Erik shared the sample signage
- e. We reviewed a map of the building and mall
- f. The logo is presented to replace the current one so that it prints easily on floor mats, signs, etc
- g. Betty suggests the logo could be smaller on the signs

- h. The logo appearing on everything is a branding effort, but we don't have to use it on smaller items; Becky is not a fan of the branding and feels we know we are in Park Tower
  - i. Mall Door, Door by Management Office, East Dock Door, Revolving Doors, and both Accessible Door (One by High Side Mailboxes and Low Side Mailboxes)
    - i. No gun, no smoking and no dog can all be on the same sign with pictures only with the red circle and slash; put this on the glass with a back so that it doesn't look bad on the opposite side (do not put this on the brick)
    - ii. Private Property – No Trespassing
  - j. Management Office – Blade Sign
  - k. Maps at all entrance areas to show where suites are located with suite numbers and names (we can survey the mall tenants on this if we wish)
  - l. Watch Your Fingers sign is for 1P and 2P
  - m. Lobby Shopping Mall and Garage Levels 1P and 2P – in mall elevators – okay as is, just change to match with everything else
  - n. To Elevator Floors 2 through 23 sign can be removed permanently (that door is permanently locked)
  - o. On service door, a sign is about pets and solicitation – these can be removed because they are addressed at all entrances
  - p. To Elevators Floors 23 through 55 can be removed; we need the one that says “main lobby”
  - q. Main lobby sign is important
  - r. Wi-fi signs for mall, 2<sup>nd</sup> floor party room, and laundry room
  - s. We discussed the possibility of slip in/out, as that is for announcements, not permanent signs
  - t. Open Door Slowly – for 1<sup>st</sup> floor door from stairwell to 2<sup>nd</sup> floor
  - u. Updated Sign by Mailroom Sign
  - v. Package Room needs a sign to identify itself
  - w. Bathroom Signage
    - i. A concern of mall tenant is that the current labels of men/women
    - ii. 3 stalls
    - iii. 2 stalls + 1 urinal
    - iv. Silhouette of man plus the transgender symbol
    - v. Silhouette of woman plus the transgender symbol
    - vi. Gender neutral bathroom with urinal or without urinal
    - vii. Perhaps we should ask the other mall tenants how they feel about this change
    - viii. We don't have single-use bathrooms to lock for privacy
5. In mall, there should be direction near Margaret's office on how to get to main lobby (Schedule)
- a. Review how we want to break down future meetings to tackle the mockup floors.
    - i. When do we want the floors to be installed?
    - ii. Do we need additional meetings in June/July to tackle this?
  - b. Wallcovering
    - i. Will be installed on just the elevator wall
    - ii. Stripe wallcovering is discontinued; sort of.
  - c. Paints

- i. Wall, field
  - ii. Wall, accent
  - iii. Doors and Frames
- d. Wall Base – painted wood, color TBD
- e. Carpets – Interface Global Change collection
- f. Light Fixtures – shade fabric, TBD (White linen, gray linen, natural linen)
  - i. We discussed how bright the fixtures are on the 55<sup>th</sup> floor and need to be dimmer
- g. Service Elevator Area
  - i. Vinyl, same as package room, P1 and P2 w/ vinyl base
  - ii. Paint, to match field
  - iii. Doors and frames, to match corridors
  - iv. Light Fixture
- h. Acoustics in party room – Sheldon would like us to consider how to address the problem
  - i. The bigger the group, the harder to hear
  - ii. Microphones helped (perhaps Board meetings should go back to using this)
  - iii. Perhaps wrap the columns with felt
  - iv. Perhaps take mirrors down to reduce hard surfaces
  - v. Lower the shades for the meetings
- i. Mock floors need to be ready to bid in fall (so June/July will be busy for us)

**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, June 7, 2022 at 6 pm in the party room