

**Home Improvement Committee Meeting Notes**  
**August 2, 2022**

Present: Kent Brave, Erik Butka, Becky Rossof, Richard Rouse, Betty Terry-Lundy, Michael Parrie (Board Liaison), Tim Patricio (property manager)

Guests: Cairn Hutter 3707 (package room volunteer), Mel Crum and Rob Laskov 3906

Brightview agreed to step out of the contract and amicably separate. Tim said he will have to bid out the landscaping. He needs to review the RFP.

For BBQ islands, no complaints have come up that Tim is aware of. If someone wants to be a volunteer to demonstrate how to access the islands, we can do a video ourselves. Karen said Wally did a great job showing her how to use the island. We have two thermometers and should probably order more.

We discussed signs for the elevators, both inside and outside. Tim said the outside placement of monitors would be cheaper than to install inside elevator cab. Tim noted that the cabs are to be renovated next year, FY 23. Erik wonders how we get cables to the outside walls and he doesn't want to see conduit placed on top of the orange granite for the lobby level. Tim suggests if there is a consensus, put it on the list for budget process. Betty and Becky said it is a cool idea, but with potential assessment increases, this is not a good time. They said it doesn't need to be done right away. Becky said Tim does a great job with texts and emails going out. In other words, this should be lower on our priorities. Tim said \$130,000 is allocated for elevator cab renovations. Tim has been careful to add significant inflation so the numbers are accurate. The committee agrees to delay this implementation until we see how next year looks for finances. Erik suggests we spend more money on passenger elevators and less on the mall elevators. Mel Crum said 5455 spent \$18,000 per cab for their elevators. 5455 is very modern.

Karen heard about the rooftop lights. She suggests cultural center and environmental groups to see if there is a distraction of migrating birds. She said she was on a Board that used zoom to record their meetings and people could watch from their homes. Karen said you could see who is in the zoom room. She said karaoke and chorus have been mentioned. This is not a lot of money but does require volunteer effort. She is concerned about the acoustics of this party room. Tim said the bird issue is the first time it came up and he will do research. Kent said other buildings are lit, so it is done. Betty said we could turn them off at certain times. Erik said we are planning on doing the floor in party room. He said we could wrap the columns with acoustic felt. We could also put acoustic panels on the wall by the mirrors. Karen said 400 E. Randolph, which is Habitat managed, does zoom meetings. She said three people worked on that. She said young and old cannot hear in this party room.

Erik shared the samples of carpet with wallpaper. We reviewed the in the party room as well as 55<sup>th</sup> floor. The committee narrowed down to three wallpapers. We can still pick paint, but we should go out to bid for the three floors. The elevator doors do not need to be the same color as residential floors. The baseboard should be the same color as the wall. Erik suggests an off-white electrical outlet and cover.

Service area should include paint, floor, and light fixture. For stairwells, Patrik would like LED lights rather than the current fluorescent lights.

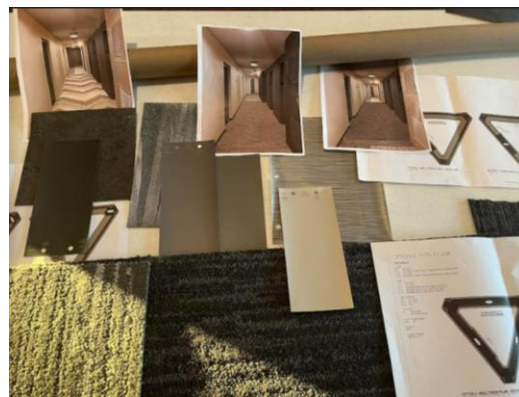
The topic of motion detectors for lights came up, but it is a code issue.

For voting, it will be weighted so we know what people thought was their first, second, and third choice.

Next meeting is about signage and logos.

Next meeting Tuesday, September 13 at 6 pm in the party room.

The final layout (54<sup>th</sup>, 55<sup>th</sup>, and 53<sup>rd</sup> floors):



Samples we reviewed in the party room and the 55<sup>th</sup> floor with the new light fixtures:





