

Home Improvement Committee Meeting Notes – 6/7/23

Present: Kent Brave, Erik Butka (chair), Becky Rossof, Betty Terry-Lundy, Michael Parrie (Board liaison), and Tim Patricio (Property Manager)

Guests: Rob Lasko, Mel Crum, and Jeff Fizer

1. Summer Plantings
 - a. Becky said the plantings look healthy
 - b. Tim asked for taller plants in the triangle planter
 - c. The inpatients are sensitive to wind and sun
 - d. Kent would like another row of flowers in the circle to fill it up more
 - e. This new company is better than Brightview
 - f. Kent will talk to Tim about future possibilities
2. Mockup Floors
 - a. Kent and Rob said they never got the email link for the survey
 - b. Review Results
 - i. 55th floor is the first choice with 119 votes
 - ii. 54th and 53rd were tied with 112 votes each
 - iii. 1st place got counted twice and 2nd place got counted once
 - iv. Total of 152 votes (10 were paper)
 - v. Tim said there were 170 responses for the bulk cable and internet which also included renters, but the hallways did not include renters
 - c. Next Steps
 - i. Tim will put the recommendation for Monday's meeting
 - ii. He will check with vendors to see if the prices are the same, went up, or went down (inflation has eased)
 - iii. About a month time to get started
 - iv. Tim and Patrik were thinking of doing three hallways at a time, and continue downward
 - v. We will go 52nd floor on downward

3. To-Do List

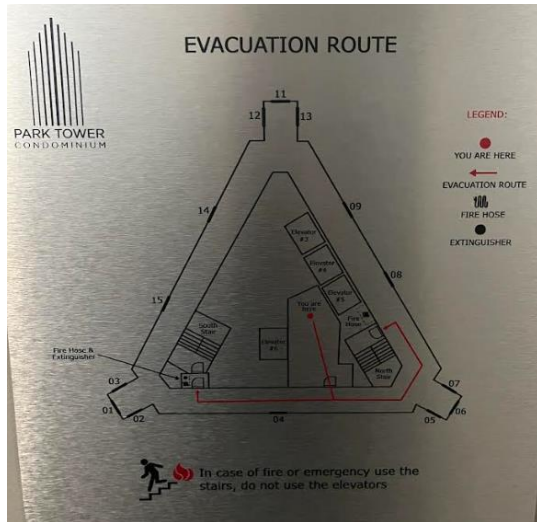
- a. Signage; swap out directional signage off of service vestibule



- b.
- c. Signage; remove black, 'in case of fire sign' – included in Evacuation Map, or order a new one
- d. Signage; remove old 'items left behind...' sign from storage room door



- e.
- f. Check tiers on the evacuation map – 13 should be 10



- g.
- h. Party Room; remove old lounge furniture, TV, piano – items were already being removed – Tim said one piano will remain, and we agree
- i. Party Room; remove yellow upholstered chairs

4. Floors and lights for the service area

- a. Erik presented possible floor samples



- b.

- c. We did not need to decide today, but narrowed it down for Erik to get some larger samples
 - d. New lights will be considered – the contractor can offer options and we can approve – it does not need extensive research – wired LED lights
- 5. Signage on Common Floors
 - a. Timeline for 2P, 1P, 1st and 2nd floors. Break it up? All at once?
 - b. Tim said this can be done any time
 - c. The timeline may be dependent on the vendor, but the Board can approve it all at once
 - d. Erik recommends a key plan for the 2nd floor as there are a lot of signs on that floor due to the health club – can some be combined
 - e. Erik brought this up to the health club committee and said they would be consulted
- 6. Mall Furniture + Accent Wall
 - a. Having Forward Space price out options
 - b. (2) Two-tops + (3) Four-tops, 16 chairs total
 - c. Planters – Kent suggested CB2 and West Elm
 - d. Wallcovering Mural – what do we want? Skyline? A park? A building? Betty suggested a café shop with a diversity of people sitting in chairs or Skyline
 - e. Erik wondered if we should ask LEYE for what they would like in the tables and chairs – Tim said he asked all mall owners and all they had to say was to do something with the mural space – a prior Board asked if LEYE had prints of their restaurants to post up, but Tim never got any
- 7. Revolving Door
 - a. Door 1 installation date, 6/30
 - b. Door 2 installation date, 7/5 estimated
- 8. Elevators
 - a. In 2020 we got quotes from Eklunds + Cabworks – Erik will reach out to them to see what their pricing currently is
 - b. Does Habitat have any past installer/manufacture recommendations? Imperial Interiors was suggested by Tim and he also asked Habitat area managers
 - c. Tim discussed how 5455 N Sheridan Rd did new elevators but they were simple in design for 30 years and poured terrazzo – he admitted that 12 steps on carpet help to save owners’ own residences from debris
- 9. Mats
 - a. Were delivered but damaged and sent back
 - b. We discussed how mats don’t need to be placed down in the summer when it’s dry and we can see the beautiful terrazzo floor
 - c. Betty said the terrazzo should be buffed at least once a year, and Tim confirmed that is on the yearly to-do list
 - d. The mats are left down permanently in the mall because LEYE says it is too slippery if they are removed
- 10. Grills
 - a. Jeff shared he appreciates not having to have a reservation, but he said it’s a little confusing with first come and first served basis

- b. He notes that you need to check in with the front desk and is unsure why this is needed?
Tim said maintenance wants to be aware the grills are being used to ensure the space is clean and/or problems with instructions on how to use the grills
 - c. Tim said 5455 N Sheridan Rd grills are a disaster because they don't have a procedure in place
 - d. Tim said if you don't need help with the grills, then that is fine
 - e. Jeff said the rules said you burn off the food, but there needs to be utensils not "caked" in food; he does not understand why you have to clean out underneath the grates and put the grates on the dirty granite; he asked where you put the gunk from the grills – Tim said the cleaning instructions come from the grill manufacturer – if we change the instructions, then we are deviating from the manufacturer's recommendations
 - f. Erik wondered if maintenance can clean underneath once a week with a power wash
 - g. Tim shared if there is a mess left, then people blame maintenance
 - h. Betty feels the user should clean; Erik asked how much deep cleaning; Betty suggested a garbage can
 - i. Tim will ask Patrik about some adjustments to the grill
 - j. A resident should let the doorman know you are using the grill – don't need to provide a driver's license or state ID
 - k. Erik suggested ordering new tools and thermometers
 - l. Erik also suggested ordering extra grates – Tim thinks Patrik ordered these already and will double check
11. Lobby Furniture – Mel suggested the chairs come closer together in the lower level mailbox area
12. 2nd Floor Fountain – Rob said that the water seems cloudy and full of algae – Tim said that perhaps there are too many fish in there – he said the sun has promoted a lot of algae growth – Kent suggested pumping algae water out into the plants causes moss to grow and should be put into a bucket instead
13. Future Meetings
- a. Monday availability?
 - b. 3rd Monday of the month works for our meetings

Next Meeting: Monday, July 17th at 6 pm in the party room