

## Home Improvement Committee Meeting Agenda – 1/29/24

Present: Kent Brave, Erik Butka (chair), Betty Terry-Lundy, Michael Parrie (Board liaison), and Tim Patricio (property manager)

1. Hallways
  - a. Asbestos has been removed and most service area floors contained it, unfortunately
  - b. We were wondering if the service area lights are ready to be installed? Tim said that these would be installed in house
  - c. We can design a color scheme for IP and 2P to be similar; Tim said that this is painted about once a year
  - d. Kent asked if we should trade out the bold teal in the laundry room with gray? Tim said the commission can put a proposal together and the next time the room is refreshed over the next year, the new color could be added; Erik said the paint should be done before the signage goes up
  - e. The mall square mats in front of some select units look very nice and match with the long runners
  - f. Michael reminded us that we need to do the 55<sup>th</sup> floor from service area to 56<sup>th</sup> floor stairwell; it should be stone or perhaps we continue the same material (vinyl); we agree that it would be nice to poll the 55<sup>th</sup> floor to ask which they prefer? Ceramic or porcelain tile, or continue the vinyl?
2. Plantings / Sun Deck
  - a. All orders are in for spring
3. Floor Renovation Updates
  - a. See above
4. Service Area Updates
  - a. See above
5. Signage Updates
  - a. Erik will send the notes we took and send to Tim for the common areas
  - b. 35 thru 39 signs will be done in February
  - c. 29 to 34 in March
6. Elevator Renovation
  - a. Budget: \$250,800
  - b. We got three bids
  - c. Recommend going with Otis/Globe, \$269,285
  - d. Tim explained that going with Otis makes sense because they know our elevators, and it's the design we like anyway
  - e. Cost for ADA Speakers; \$29k
    - i. Michael said the Board is interested in doing this now
    - ii. Tim noted that the city may decide to impose a rule, so let's do it now to get it done
  - f. Review Renderings – metal mesh (banker wire) on bottom, solid surface on top, and squares on ceiling with lights, still to decide on carpet or tile; Erik would like us to rethink the top part and will bring in new ideas such as verde veins; Tim recommends a

neutral floor tile (not block); we can do a terrazzo that is perhaps gray to match the residential floors and purposely not try to match the reddish terrazzo in the lobby

7. Other Items

a. Party Room Renovations

- i. party room is ugly
- ii. pocket door or doors added to closet
- iii. lights are not controllable (only three switches) - would be nice if there was something more flexible and/or dimmers (please note that the three switches are dimmable)
- iv. sound system (speakers in ceiling) - additional \$20,000
- v. hybrid meeting set-up (property supervisor Shruti can get pricing and give a tour)
- vi. flooring
- vii. Home improvement added camera so the party room can be open
- viii. Home improvement added furniture like seating

b. Roof Lighting

- i. The sample was turned off because fire department visited and said someone called to say the roof was on fire
- ii. Moving forward, Tim said the fire department will include a note about these lights and we put this onto the emergency manual
- iii. Tim said we are waiting on delivery of materials, perhaps beginning of February
- iv. The goal is to have this up and running on Memorial Day

c. Mall Furniture + Accent Wall

d. 50<sup>th</sup> Anniversary Display Location – we will email Sheldon

e. Shade Color Requirements

- i. Someone suggested we become more uniform;
- ii. Tim said a lot of buildings have given up on enforcing things on window sills –
- iii. The Board attorney said we could give a deadline to comply (like a year) with parameters and criteria;
- iv. Betty said the original color said gray;
- v. Betty said we will have a lot of pushback and perhaps some lawsuits;
- vi. The other side is having a consistent look adds value;
- vii. Tim recommends manageable styles like drapes or brown;
- viii. Betty said that we could make this a part of the remodeling packet for individuals who remodel
- ix. Kent recommends shades for the lobby to reduce heat over the summer

8. Kent recommends a weather station on the 2<sup>nd</sup> floor deck that anyone can check out the weather locally; Betty disagrees and says the phone shows “my location”; it would only cost about \$300

9. Next Meeting: Wednesday, February 28 at 6:00 pm