

Ad Hoc Rules Review Notes

Tuesday, April 2, 2024

Present: Larry Hamilton, Sheridan Hodges (chair), William Oren, Michael Parrie (board liaison), and Timothy Patricio (property manager)

The Party Room

- We talked about the maintenance checklist and having our staff diverted from regular duties to clean up the party room
- Tim stated that this checklist is available for owners who check out the party room to see on a clipboard in the kitchen
- We talked about noise from the party room. Tim said security investigates any issues on the 3rd floor and handles them as a violation if the noise is excessive.
- The party room is generally used about twice a month.
- The social commission has showcased the room during their events, making it more visible and thus desired to be used for other events by owners
- The party room must be sponsored by a resident and is free if all owners may attend. Advertisements may be made via a flyer.

The Grills

- To use the grills, let the staff know, but you don't need an ID. Tim said the ID requirement was removed as people complained about having to wait for someone from maintenance to come by. The maintenance team complained that it made them stop what they were doing to address the grills. In addition, the home improvement commission wanted to make the grills more user-friendly. So the no ID practice was a win-win for all. Tim said we have not had big issues of owners leaving a huge mess.
- As part of their weekly routine, our maintenance staff clean up the grills.
- We discussed if the instructions for grilling should be within this rules packet. Perhaps a shorter version of this should be created, such as cleaning after each use. Tim agreed this could be abbreviated. We feel that hurting oneself or damage should be addressed.
- There is a laminated sheet with all of this information on it.
- Tim offered to abbreviate this section and bring that to our next meeting.

The 2nd Floor Rooftop Deck

- There is a concern of kids running around like it's a playground. We discussed if this concern is due to being dangerous or being a nuisance to others, or both. We discussed how we could treat this like the mall and security would need to confirm any questionable actions, with enforcement being progressive discipline. We decided to go with this idea.
- We added smoking is allowed on the far east side of the deck by the ashtray stand, as the current rules say no smoking is permitted, yet this is not true.

Security Doors and Building Access

- We discussed how some owners share their fobs with cleaners, and Tim said this is difficult to regulate. He said the practice is to have owners fill out a permission to enter form.

Appliances

- We added staff may be hired during "off" hours to fix appliances, but they may not have the technical expertise.

Construction and Remodeling

- Tim said a prior commission created a whole separate packet on construction and remodeling.
- This rules handbook has only the most important highlights or main ideas.
- We discussed that construction is limited to six months, and this can be extended if there is an extenuating circumstance, such as a delivery delay. (The six months is explicitly noted in the specific Remodeling Policies and Procedures packet.
- While Park Tower does not charge owners for construction fees, Tim said other building do charge, or charge a graduated scale based on how long construction takes. The longer the construction time, the larger the fee.
- We discussed proposing a construction deposit be forfeited if construction goes beyond six months. (The current deposit is \$200, but we left out the number so that it could easily be changed in the future).
- Tim said that the Board attorney has stated a unit owner can do construction in their unit, although we all admit that it inconveniences surrounding owners.
- Tim believes typical construction takes about one month to four months. He noted we have a lot more requests for construction in the past several years.
- The Remodeling Policies and Procedure packet would need to be updated to reflect no return of the construction deposit.
- We also questioned if the \$200 construction deposit is large enough

Deliveries

- We discussed holding the elevator for 60 seconds may still be too long (it's currently 2 minutes). Tim explained that the elevator malfunctions when people hold the elevator for extended periods of time, thereby putting it out of service and disrupting everyone's trips up and down.

The Laundry Room

- We added no loud telephone conversations, speakerphones, or audible music in this area, as well as all common areas like the lobby.

Window Coverings

- Tim shared there used to be a 2-person committee that would review window coverings with binoculars
- He said about 15 years ago, the uniform window covering requirement was dropped
- An owner continuously brings up this topic of unsightly materials on the windows and windowsills
- The Board's current position is someone may complain to the management office if there is anything not allowed on the window, such as political signs, and management takes care of it with the resident
- The Board attorney said a while back that if we want to reinstate a uniform window covering rule, then we would have to give owners notice and a grace period to comply, such as one year
- We discussed how this uniformity could go in many different directions, such as piles of books or plants not being allowed. The issue is where do we draw the line?
- The commission recommends to leave this alone.

Next Meeting: Tuesday, April 9, 2024, at 5:00 pm in the party room