

Home Improvement Meeting Notes

August 18, 2025

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

Guests: Rob Lasko and Mel Crum

Agenda

1. Elevator

- a. The pictures of car 1 look great
- b. The timeline is about one week per cab
- c. The camera needs to be reconnected
- d. The floor will be done for all four cabs in one sweep (one day per cab, all in a row, for the subcontractor)
- e. The new representative, Parker, who replaced Alexis, is very responsive
- f. The grout color has been already picked
- g. Kent suggests the 2P hall lights be installed in service elevator 6, but Tim believes it was a no

2. Thanks to Becky for sharing these photos of the elevator cab remodel!

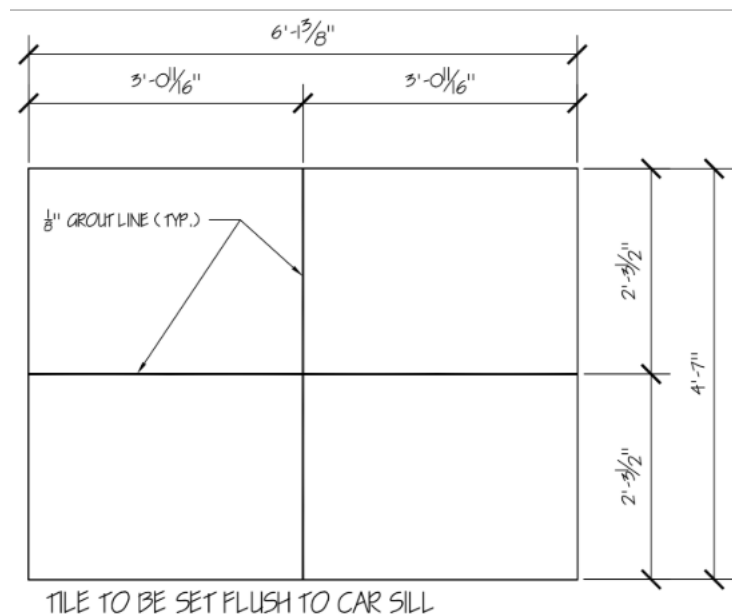


3. Updates

- a. Patio furniture order went through, and the estimated time of arrived is to be determined; Tim explained the delay is due to Tropitone not in the Habitat vendor suite and thus needed to be added; thankfully, there is no increase in the price
- b. Health club meeting will discuss new furniture
- c. Budgeting for next year: Furniture for the mall area (was pushed from earlier due to elevator project and unknown of market space)
- d. Perhaps another round of furniture if this furniture works out well (i.e., \$10,000)
- e. \$23,100 + 5% annual inflation is budget for outdoor furniture

- f. Yellowstone plantings – no updates; the plants are doing well in this tropical weather
 - g. We discussed the tall plant in the party room (cutting it down and letting new plants grow from it) as well as the closet space needing a door to cover the chairs
4. Follow up from Tim the next day
- 1. Review diagram for elevator floor...make sure grout lines are where we expect.

I forwarded to Erik for review, but I've attached them for everyone since we discussed it last night.



- 2. Ceiling lights similar to 1p/2p in elevator 6.

Discussed this with Patrik again but he thinks he could make it work. He is going to study the ceiling and devise a solution. In the meantime, he felt the existing bulbs were old – LED – which as they age, they dim. So they've been replaced and there was an immediate improvement.

- 3. Suggestions for door for party room closet.

Patrik suggests the only realistic option would be bi-fold doors...same thing as elevator 6. He said we have two possible solutions:

- a. We can get a regular solid wood door (40in wide) in a frame with casing around.
- b. We can make the opening bigger from a 40in to a 48in, which would be 2x 24in bi fold doors.

Personally I like the solid wood door with a frame idea.

4. Cut back plant and put in vase.

I am making some time to do this.

5. I also asked them to schedule shampoo'ing the carpet on the 2nd Floor...it was looking a little rough to me last night.

Next Meeting: Monday, September 15, 2025 at 6 pm in the party room