

Home Improvement Meeting Notes

November 17, 2025

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

Guests: Rob Lasko

Agenda

1. Elevators

- a. There are rust marks along the plate where the elevator numbers are located
- b. The light levels look good and we don't want to experiment with dimming it
- c. The streaks still appear on the elevator number pane
- d. The floor appears darker in the center and we will have to get used to that, similar to what has happened at the CTA stations; Tim said the maintenance team will talk with the installers and how to seal the tile; Tim is waiting for a rendering of the elevators \$1700 total cost, and this would double if we want a space set of carpet tiles; perhaps an acid wash should be done before sealing; otherwise, you are just sealing the dirt forever, which is not wanted
- e. Erik suggested removing the black sign with white letters saying that the elevator certificate is on file in the office

2. Deck furniture and fire pit

- a. Tim said if someone needs to learn how to use it, contact the staff and they can show
- b. Tim acknowledges that the pit was out of gas
- c. The grills have been winterized, but the furniture has been left out for enjoyment while we had nice weather
- d. Rob said there are gauges to determine the level of propane gas that cost about \$10, and then people will know the tank is out
- e. Cover for the fire pit exists, but not the individual furniture; Erik will look for covers for the frames, while the cushions will be taken in
- f. Becky suggested the frames and cushions go to the former market space, suite 114
- g. Tim asked if we could put together some requests for another pit and furniture, and then we can get rolling with ordering it, assuming the budget is approved
- h. Erik asked if we want to order quickly, or test how the current fire pit and furniture work to ensure that everything works as intended
- i. Order in April so it arrives by April
- j. We are unsure if the cushion covers have zippers to remove the outside layer, or must it be hosed off if it gets dirty
- k. We acknowledge that we would like a screen along the Breakers, and Erik said it could be greenery or wooden slats are a possibility; Betty asked if the wind would carry it away; Erik said it would need to be attached to the rail; this would need to be budgeted and increase the cost of anchors
- l. Tim suggests samples be shown and Tim will bring it to Patrik to examine
- m. This may be considered in early spring

3. Plantings
 - a. Tim included an inflationary increase in the budget
 - b. Tim prepared an RFP
 - c. Tim spoke to Yellowstone about the turnover issues, with the current representative being great, according to Tim
 - d. Tim acknowledged to Yellowstone the sore spots that the committee is disappointed about
 - e. The Yellowstone representative claims the day-to-day workers who take care of Park Tower are regulars and not different
 - f. Tim suggested the representative be more assertive in recommendations
 - g. RFP has gone out to Christy Weber, Skyline Exteriors, and Clarence Davis, besides Yellowstone
 - h. Yellowstone states it is not offended that we are doing this process
 - i. Tim said we will need to plan on what to put into the blank space areas that we are concerned about
 - j. Tim said we can set up interviews with the companies, if the committee is interested, similar to what we do with the cable/internet contract; Becky will contact Kent to see if he wants to be involved; if he doesn't, then we leave it to Tim
 - k. 15 min for presentation, and 5 to 10 min for questions and answers, per company
4. Market space
 - a. Michael said the board is asking for volunteers
 - b. Betty suggested we have a mini-market that is supported by owners to sell items themselves, alongside with another amenity
 - c. We wonder if the taxes would zero out if there is a business of sales in the space
 - d. Health club could use this space such as pickle ball – Betty asked if we will raise the health club membership prices if we add more space?
5. Piano and organ in the party room
 - a. We think the piano is used, but the organ probably not
 - b. Tim has tried to arrange for someone to tune the piano, but they don't show up
 - c. Becky suggests to remove these items if they are not used, and if they are used, then get nice covers for them
 - d. Betty does not think we should take on the cost of tuning a piano for one or two people who use the piano

Next Meeting: Monday, December 15, 2025 at 6 pm in the party room (may be canceled if there is nothing to discuss)