

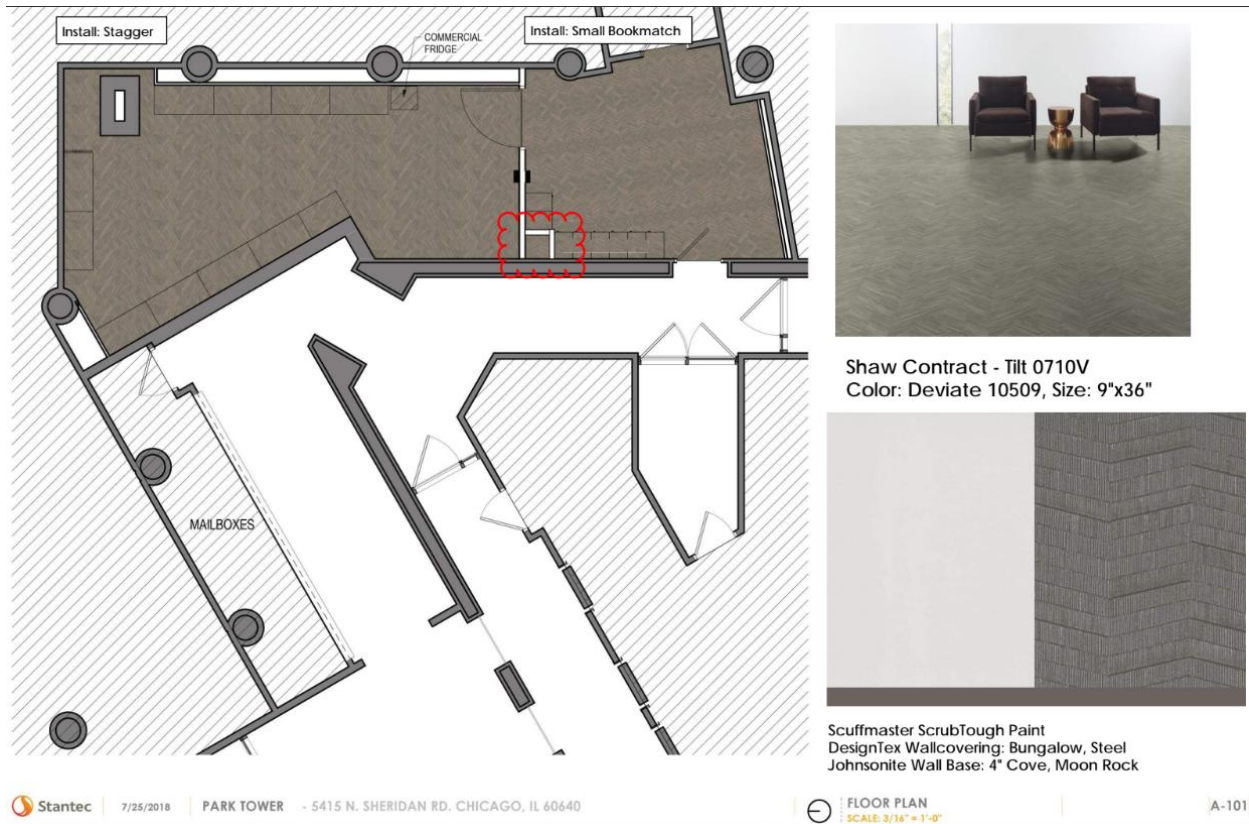
Home Improvement Meeting Notes April 20, 2026

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

Guests: Rob Lasko, Mel Crum, Rita Allison, Lloyd Allison, Monique Fouant

Agenda

1. Lobby Area Rug Replacement
 - a. 18' by 10' is the size needed
 - b. Erik has samples from Prima Vista
 - c. Nylon cleans well
 - d. We think it is a good idea to lean slightly darker
 - e. Chicago Floor Systems is from where we will probably order
 - f. Suggest color raspberry, maroon, gray granite
 - g. We will finalize at the next meeting
2. Laundry Room Renovations
 - a. Suggest adding two 30# dryers (one on each side) – remove two heights of stack dryers
 - b. We initially suggested adding two more front-loading washers in the very back (there is empty space, so this requires no removal)
 - c. We initially suggested adding 6 front-loading washers up against the current row (thereby removing a whole row of top-loading); this saves water
 - d. HOWEVER, ultimately the commission recommends moving toward all front-loading washers to save money
 - e. The front-loading washers use half the water (13.8 gallons) versus the 28 gallons for top-loading, according to the data
 - f. Sewer smells still occur in the laundry room by the top loaders
 - g. Perhaps rod out the sewer when the room is out of commission
 - h. The contract will be 5 years
 - i. Tim said the data shows the front-loading washers have high demand versus top-loading
 - j. No replacement of counters is included
 - k. Painting will be done
 - l. The commission recommends gray (same as the hallway door) for the columns and walls will be the same color of the package room (a shade of white that is scruff master, making it durable... see diagram below); this commission's homework is to put some samples together and send to Tim



- m. Google says blue, green, and gray are popular colors
 - n. Tim said this would occur in the summer, and the project would take about an entire week where no one would be able to do laundry at Park Tower
3. Health Club and Deck Furniture
- a. July of 2025, it was discussed to purchase furniture (indoor pool area: 3 lounge chairs, 4 regular chairs, and the same metal graphite finish and plastic slats)
 - b. Outdoor pool area: 4 new lounge chairs to match sundeck, get wheels (new option), and 3 end tables
 - c. Weight and cardio room: 1 table for each and 1 blue fabric dining chair with dark metal
 - d. We discussed placement of new furniture on the 2nd floor deck
 - e. We discussed if we want to move the designated smoking area on the 2nd floor deck (area most eastern.... Closest to Lake Shore Drive); there is a concern of smoking burns ruining the new furniture; Tim said the board could pass a policy to state smoking on the deck furniture is not allowed; no decision was made to move the smoking section
4. Plantings
- a. Kent has been meeting with Clarence Davis
 - b. A walk-through is scheduled for May 1st
 - c. A focus is filling in the 2nd floor deck
 - d. Clarence Davis did the spring plantings, while the outgoing vendor did the spring bulbs last fall

- e. We discussed the shade and if it will be put back; Tim said it was difficult for the maintenance team to handle
 - f. Painting is scheduled for next year
- 5. Green screen along the Breakers
 - a. Could be similar to the new building on Sheridan with a fake hedge that could withstand the weather (a concern is looking cheap, which we don't want)
 - b. We could buy a couple of tiles to see how it works
 - c. We think this would be appropriate for the area where there is seating, not necessarily the entire length of the fence
 - d. We think of keeping this under 2 feet
- 6. Handicap accessible door to exit cardio room
 - a. Please include this in the budget
 - b. It was suggested to look at this for the dock door, too, but it may break a lot due to deliveries
- 7. Motors for vents in the kitchens
 - a. Maintenance found a substitute, but it is not perfect
 - b. We wonder if residents even realize there is a motor that opens and closes the vent
- 8. Elevator
 - a. Check to see if the elevator door has stainless steel behind the paint, like 5455 N Sheridan Road discovered
 - b. There is concrete underneath the carpet in the lobby, not terrazzo
 - c. The commission suggests a better elevator color door to go with the carpeting
- 9. Roof lights
 - a. Get compliments from individuals all the time
 - b. The schedule is automated

Next Meeting: Monday, May 18, 2026 at 6 pm in the party room