

Home Improvement Meeting Notes
May 18, 2026

Present: Erik Butka, Michael Parrie (board liaison), and Tim Patricio (property manager)

Guests: Mel Crum

Agenda

1. Deck and health furniture
 - a. There was an upcharge due to the material being phased out, so Erik chose one of the other options (canvas charcoal) – these will be on the other side of the deck and the difference will not be noticed
 - b. This furniture will arrive in time for the Independence Day celebration
 - c. We discussed that this is money well spent with higher property values and many new buildings have top-notch amenities like fire pits
 - d. Erik would like to purchase some green screens for the south side of the deck (about \$100 each for five samples, a total of \$500)
2. Lobby Area Rug Replacement
 - a. 18' by 10' is the size needed
 - b. Will be discussed at the next meeting
3. Laundry Room Renovations
 - a. Tim provided us with a quote from Family that has 3 options
 - i. High efficiency baseline
 1. Replace everything “as is”
 2. Add two new front-load washers
 3. Commission stays the same at 72%
 - ii. Modern hybrid
 1. Replace everything “as is” but replace a row of top-load washers with front load washers and replace a stackable dryer with an additional 30-pound dryer
 2. Commission increases for Family Pride at 67% (\$4,600 lost per year)
 3. This option leaves top loaders in place and introduces front loaders; we can monitor the activity of these machines
 4. Tim will try to reduce the commission increase to benefit Park Tower
 - iii. Premium High Capacity
 1. All front load washers
 2. Six 30-pound gas tumblers
 3. Commission increases for Universal (due to increased cost of front-loading dryers at \$700 per machine and continued maintenance) at 60% (\$11,000 lost per year or \$100,000 over the 10-year life of the contract)
 - b. Tim said he spoke to the company and suggested that we go out to bid, so now they said they will revisit the numbers; Tim suggested we can make a counteroffer

- c. The contract ends in June and we can go month to month until a final contract is decided upon
 - d. The laundry room brings in \$92,000 per year
 - e. Mel mentioned laundry carts are available at 5455 N. Sheridan Road and how nice they are (there are two types: one with a hangar and another that is low and can be slid under the folding table); if we do this, we could try one
 - f. Each resident would get one laundry card per unit
 - g. Tim said Family Pride is responsive if machines are down and are cooperative; their budget is helpful for analysis
 - h. Owners do not show up to board meetings to complain about the laundry room
 - i. Mel recommended Sherwin Williams “pure white” for the walls, and for the columns to be “wrought iron” gray similar to the doors in the residential hallways
4. Service Elevator Doors
- a. They are brown, but now seem out of place; perhaps make them a deep gray tone
 - b. Perhaps use the dark gray found on the residential elevator wall hallway baseboard (not the lighter gray for the door)

Next Meeting: Monday, June 15, 2026 at 6 pm in the party room