

Home Improvement Meeting Notes

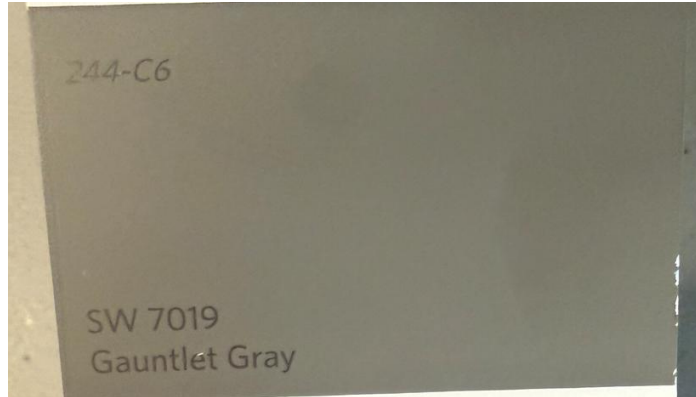
July 20, 2026

Present: Erik Butka (chair), Will Oren, Kent Brave, and Michael Parrie (board liaison)

Guests: Mel Crum, Rob Laskov, and Michael Jackson

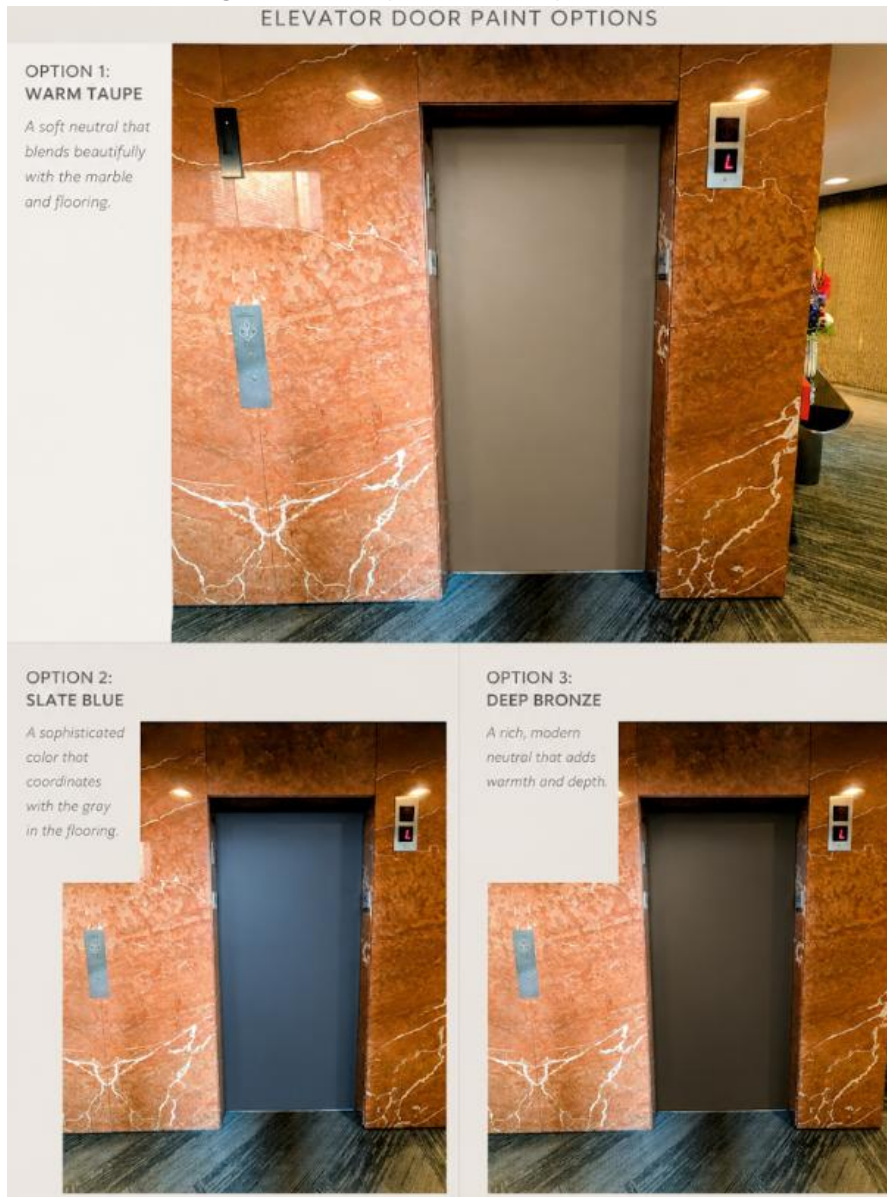
Agenda

1. 2nd Floor Deck Furniture
 - a. Supposed to be shipped last week and should be arriving this week
 - b. Some of the current furniture has thick legs on the back and thin on the front... perhaps they were put together incorrectly... something to check out
 - c. There has been an issue with the straps on the cushions; Tropitone has asked for more pictures... these are under warranty... will they replace or come out to repair
 - d. We discussed how some smokers smoke by the fitness center windows, and it was reminded to please contact security to review and enforce the rules
 - e. There is a stream forming on the deck and water standing by the pergola
2. Landscaping
 - a. We like the plantings
3. Green fake foliage for the 2nd floor deck wall next to the Breakers
 - a. Eric will order samples
4. Revolving door
 - a. How much longer will this take?
5. Lobby Area Rug Replacement
 - a. The rug manufacturer provided a budget and we get to pick the colors
 - b. 18' x 10' rug is \$9,360 for rug and a \$1,000 tariff and \$1,500 for shipping
 - c. Eric's question is how much will the company cover for damage during the cleaning process
 - d. A suggestion is to purchase wall to wall carpet and have edges bound... this will cost less
 - e. Carpet Exposition on Peterson may have left over carpets for their clients' jobs
 - f. We think the prior rug was purchased when the lobby was redone around 2006
 - g. Bentley Mills (220 W Kinzie by Merchandise Mart
 - h.) is the prior rug that held up for about 20 years
 - i. Erik suggests pick patterns and then colors...
6. 1st Floor Elevator Paint Color
 - a. We believe the service and passenger elevator doors should be the same, as well as the stairwell doors
 - b. The elevator doors should be Kendall charcoal by Benjamin Moore, which is the same color as the residential doors
 - c. We compared colors and would like to proceed with Gauntlet Gray (SW7019) on one elevator door to preview the look before doing all other elevator doors
 - d. Tim - please verify the type of paint they will use (such as scuff master, oil-based, sprayed or paint roller, etc., that is tougher paint to withstand wear and tear)



e.

This is a rendering as offered by Will Oren; option 2 is closest to the Kendall charcoal



Next Meeting: Monday, August 17, 2026 at 6 pm in the party room