

The monthly meeting of Paladin XI Council was held on Jan. 21, 2009. Present were Council members Patrick Ferry, Rosemary Barat, and Stacey Back and from Management, John & Jon Mastriana. Several owners were also present to observe.

Before the meeting officially started Pat Ferry nominated Stacey Back as the new Council member which was accepted by him and Rosemary. It was then decided by the new Council that Pat assume the Presidency position, Rosemary the Vice President/Treasure, and Stacey the Secretary position.

Minutes of last meeting were read and accepted.

Copies of the financial report were distributed and reviewed and checks signed. Variance of the Budget is \$51,399.40 and for the most part relates to Landscaping, repairs (roof, drains, painting) and Utility excess of \$36,351.37 (mainly for the 2 year sewer bill).

The delinquency list is still long (over \$11,000), of particular concern are the 3 Units in foreclosure (totaling over \$7500 of the \$11,000) which could be difficult to recover.

OLD BUSINESS:

The Club House Contract Renewal has still not been received but Pat had a conversation with Mike Walsh who says we should have it any time now.

The Sidewalk Petition from 8400, 8500 & 8600 was discussed and it was noted that only 3 out of the 6 units involved voted and one of those votes was against the sidewalks. This must be a unanimous vote to move forward with the work. One of the unit owners was at the meeting and is still interested in pursuing the issue. Pat Ferry explained that this is not a closed issue at this time and if those involved wanted to continue, Council is willing to listen, discuss, and consider any ideas from those units involved.

Rules and Regulations Task Force will be discussed at the next meeting.

NEW BUSINESS:

1) Stacey Back brought up the idea of buying 2 'Bare Root' trees from the Delaware Center for Horticulture and having volunteers from PCXI plant and take care of them. Trees bought this way cost much less than buying

from and having a Tree company plant them and we still need several more trees around the property. The cost for 2 trees would be no more than \$150. Council voted to go ahead with this project.

2) A meeting concerning parking stickers and enforcement will be planned with PCMA and any other Paladin sections that would like to be involved.

3) We received a bid from Barry Hawthorne of \$165 (\$263 with plexiglass cover) and a copy of the layout for the replacement sign of the map by Bldg.66. It was voted on and agreed by Council to have this done.

4) The remainder of the meeting was used to discuss the new Delaware Condo Laws, specifically: Reserves [81-103(34)], Reserve Study [81-103(35)], Fines [81-302(a)(11)], and 15% of Budget Reserve Requirement [81-315(a)]. Council felt that several of the laws discussed needed to be reviewed by legal counsel and Management will try to have this done by the next meeting. When we have a better [legal] understanding of these laws, we will continue to discuss them and also decide about providing the information to unit owners.

Next meeting will be held on Feb. 18, 2009 at 7PM. Meeting adjourned at 9PM.

Submitted 1/2009 by: Stacey Back, Secretary

The monthly meeting of Paladin XI Council was held on Feb. 18, 2009.

Present at the meeting were Council President Pat Ferry, Vice President/Treasurer Rosemary Barat, and Secretary Stacey Back, and Jon and John Mastriana from Management. Owners attending as guest were Josh Shapiro, Tom and Kurt Storr, Steve Dutko, Joe Schaefer, and Catherine McKeon.

Minutes of the last meeting on 1/21/2009 were read and accepted.

The financial report was reviewed and checks were signed. Of note were two separate sewer bills from NCC with different account numbers on them and a letter was sent by management to NCC on 2/3/09 reporting this error. At this time there has been no response from NCC.

The Delinquency list was presented and showed that we did receive a payment of \$2,349 bringing one owner up to date. However, another owner who owes over \$3,100 has filed for bankruptcy and we are asking legal counsel for advice about the new laws to see if any of this can be collected. The total is down over \$4,400 from last month but we still need to monitor this closely.

OLD BUSINESS:

The Rules and Regulations Committee had two members present and they informed us that they would like Council's opinions on the changes they proposed. Council will meet to discuss the changes at a later time as they need to review new Delaware Condo Laws concerning some of the changes. Council will report back to the R & R Committee once this is completed.

The Club House Contract has still not been received – see New Business for discussion.

NEW BUSINESS:

The Club House Contract is now close to a year over-due and it was decided by Council that Pat will email Mike Walsh concerning this and possibly a CC to Gregg Pettinaro if Mike thinks this could get things moving.

The new site map by building 6600 Pleasant Ct. was re-done and in place.

Management informed us that a new emergency code is now in place for local Fire and Police to access all buildings.

New Delaware Condo Laws:

[81-103(35)] The Reserve Budget Study now due every 5 years will need to be completed again by 10/09.

There was a discussion of setting a minimum goal for what the total reserves dollar amount should be by 12/31/09. This goal would be the amount of what the total reserves were as of 12/31/08 plus the amount to be added to the reserves based on the requirements of the new condo law stating that capital fund contributions must be a minimum of 15% of the total budget. As our 2009 total budget is \$452,370., then 15% of that is \$67,855, so our goal would be to have \$497,191 total reserves on hand as of 12/31/09 (\$429,336 the amount of the reserves on hand as of 12/31/08, plus the \$67,855 minimum contribution required by new law = \$497,191). This goal would be placed on the monthly financial report and would serve to inform the Council of where it currently stands in terms of reaching said goal. This would also assist Council in the approval or disapproval of discretionary spending not specifically contained in the line items of the budget. If this change is approved by Council it would require amending the budget to show changes in the Capital Fund contribution line item and the Contingency Fund line item. The overall budget for 2009 would not change. However, the Capital Fund contribution amount for 2009 would change to \$67,855, and the Contingency Fund amount would change to \$14,145. The amended Contingency Fund amount reflects taking the \$10,855 from this line amount and adding it to the Capital Fund contribution currently set at \$57,000. The Capital Fund contribution for 2009 would then be \$67,855 as required by the new law. Of importance, and to repeat, the total budget for 2009 would NOT change.

It was also decided that the PNC checking account will be used for the Contingency Fund due to the new law requirements that the reserve funds may not be co-mingled with any contingency fund established by the Council. This change will keep the contingency fund separate from the reserves.

Other items concerning the new laws will be discussed after we have heard from legal counsel.

Landscaping: Rosemary and Stacey will get together with John Winterbottom to show him all the areas that need re-seeding or other work and get an estimate from him for the work to be done.

Stacey Back reported that two new Bare Root trees were ordered from the Delaware Center for Horticulture and she will pick them up on 3/20/09 at the center. She asked for volunteers to help pick them up and plant them. Joe Schaefer and Steve Dutko volunteered.

New Committees: It was decided that what we need is more help with the committees we have. To try and accomplish this, we will ask for volunteers for the Rules & Regulations and Grounds Committees in the Spring Newsletter.

Questions From The Floor:

Tom Storr asked about re-doing/painting decks. After some discussion it was decided that unless the deck has a hazard we will look into putting this in the 2010 budget.

Catherine McKeon asked if anything could be done to the street sign on Westview and Park so that it can be seen at night. We will ask B. Hawthorn about this problem.

Next meeting will be held on March 18, 2009 at 7PM. Meeting adjourned at 9PM.

Submitted 2/2009 by Stacey Back, secretary.

The monthly meeting of PCXI Council was held on March 18, 2009.

Council President Patrick Ferry, VP/Treasurer Rosemary Barat, and Secretary Stacey Back were present along with Jon and John Mastriana from Management. The following owners also attended: Janie Jamison, Charles and Patricia Layton, Joyce Long, Joe Schaefer, Mary Sawyer, and Barbara Kamimskas.

The meeting was called to order and minutes of the last meeting were reviewed. It was brought to our attention that a request by Tom Storr about power washing decks and Council's agreeing to get several bids for this was not included in the last minutes. This was noted and the minutes were then approved.

The Financial Report was reviewed and checks signed. The variance of \$18,116+ relates to the \$22,254+ sewer bill of 2 months.

The Delinquency List was presented and while one unit paid \$2,554 and is now current, the list still remains long and totals over \$9,246 which is up over \$3,000 from last month and 6 units owe the majority of that amount.

Management gave us a copy of a letter from Travelers Insurance concerning the denial of a claim for 7302, stating that the sump pump is not a common element and therefore the unit owner's responsibility. Council will consider having someone (perhaps Paul Cimino) show Mr. Sanchez how to use the sump pump and a humidifier to avoid any further mold issues. At this point it is not clear if he was ever shown how to do this.

Old Business:

Nothing new on the Club House Contract.

New Business:

Management informed us that the grounds and sand spring clean-up will begin in approximately 2 weeks.

Rules & Regulations Committee Update - Still on hold for now as the new condo laws do not go into effect until 7/1/2009 and Council needs time to go through all of them.

News on the old "Courtyard Apartments" - They had a new owner as of last fall and that owner has since passed away. We were able to ascertain that the new owner,(of which there seem to be several) have changed the name to Summit Chase, and will be renovating these into rental units.

The Spring Newsletter was discussed and Stacey volunteered to put this together. Several ideas were brought up for the newsletter, the most important being to let owners know about the new Delaware condo laws and to reiterate the more important PCXI Rules & Regulations and where they can find this information. We also want to make owners/renters more aware about condo fees, how they are used within the community, and examples of this would be included. Then the regular spring reminders will be

included such as grilling & screen doors, etc. We also discussed having the building captains hand out the newsletters to each unit instead of mailing them to save money on the postage.

Water leak near building 7800: City of Wilmington Water came out and shut off water to several buildings (no notice) and after digging down to the leak said that part of the problem was theirs, and part would be ours to fix. They did their part Monday, Wilbur came out on Tuesday and did our side but could not finish and fill in hole until a part he ordered was in. It was decided to have Wilbur fill in the hole left by the city, clean up the area around the hole, and get the mud up in parking lots as soon as possible since we don't know when or if the City will come back to do this.

Landscaping Concern - After a walk around the property there were several areas found in need of seeding, holes to be filled in, and tree stumps to be taken out. We will get several bids for this work to be done. Council decided it would check out area where bushes died several years ago in front of 8600 and decide if they can be replaced; this was requested by owners in the building. The 2 new trees we ordered were planted in front of 8400 and 6700 buildings and we thank Joe Schaefer for his great help in this endeavor!

New Delaware Condo Laws:

****New laws now go into effect on July 1, 2009****

*81-103(34) Reserves

*81-315(a) 15% of Budget Reserve Requirement.

*Total Reserve Funds on Hand - Goal for 12/31/09.

*2009 Budget line item changes due to above.

There was more of setting a minimum goal for what the total reserves dollar amount should be by 12/31/09. This goal would be the amount of the new condo law requirement, stating that Capital Fund contributions must be a minimum of 15% of the total budget. Management would place this goal on the monthly financial report and it would assist Council in the approval/disapproval of discretionary spending not already in specific line items of the budget and will help inform them of where they are in terms of reaching said goal.

As discussed at the last meeting, this will NOT change the overall 2009 budget and will only require amending the budget to show changes in the Capital Fund contribution line item and the Contingency Fund line item. Pat called for a vote and Council approved the change effective immediately.

Questions from the floor:

Owner wanted to know whom they are to call in emergencies and Council informed them that they are to call Mastriani Management. If after hours they do have an answering service but they only handle extreme emergencies that cannot wait until the following business day.

Other owners what to know what to do about people not cleaning up after their dogs. Council asked that if you see a person doing this and know where they live to please let us know and we will handle it. We also informed them that this is a NCC law.

Owner asked what to do if building was not cleaned and was told that if their building is not cleaned properly or at all to either tell the building captain, or call Management or Rosemary to report this.

Another owner wanted to know if anything can be done about people putting their trash right inside the dumpster by the door which makes it difficult for others to get their trash in the dumpster. We informed them that this item would not fit on our new dumpster signs and the only thing anyone can do is to talk to the person if they see them doing this.

Next meeting will be held on April 13, 2009 at 7PM.

Meeting adjourned at 9PM.

Submitted 3/2009 by Stacey Back, Secretary PCXI Council

The monthly meeting of the PCXI Council was held on April 13, 2009 in the Club House. Present for the meeting were Council members: President-Patrick Ferry, Vice President/Treasurer-Rosemary Barat, and Secretary-Stacey Back, and from management Jon and John Mastriana. Several owners were also present as guests.

Minutes of the meeting on 3/18/2009 were read and accepted.

The Financial Report was reviewed and checks signed. John informed us of a \$5,654.63 transfer into the PNC Money Market account. This amount will continue to be transferred monthly until our reserves comply with the new law requiring they be no less than 15% of our total budget.

The Delinquency Report is well over \$3,000 more than last month with several of the same unit owners on the list. One owner verbally agreed to bring their account up to date after being denied access to the Club House. We hope when the outdoor pool opens and others are denied access for non payment, we will see some much needed improvement of owners that are in arrears.

Old Business:

*Club House contract renewal has still not been received and we are taking a wait and see approach at this point.

*Rules & Regulations up-dates are still on hold.

*We received 2 bids for exterior deck pressure washing/staining and repairs and will decide which to accept and when to do this at a later time.

*2009 Budget Line Item Change: At the last meeting Council voted to have a minimum goal of the total reserve dollar amount by 12/31/2009 placed on the monthly financial report. After more discussion concerning this goal, it was decided not to put this on the financial report as a new line item as it will change each month [see financial report above concerning reserves].

*The water line leak repairs, sidewalk and sod replacement near building 7800 have been completed.

New Business:

Management reported having called Pride Klean, Inc. to let them know about several complaints of buildings not being cleaned properly.

Unit 7302 Sump Pump - It is still not clear if Mr. Sanchez knows how or is using the sump pump in his unit. Management will send him a letter to find this out, and if needed, also send someone to show him how to do this.

9207 Hardwood floors: This owner asked for the hallways in his building to be painted and that has been completed. He was also sent a letter concerning the wood floors in his unit and has not responded. Management will send him a follow-up letter concerning his floors.

Spring Newsletter: A rough draft was presented by Stacey for review. There was some discussion on items to be in the Newsletter and it will continue being worked on by Stacey and the Council. They plan on having it completed in May.

Landscaping Review: Eastern has given us a bid of \$695 for re-seeding and filling in holes but this did not include the old tree stumps that need to be removed. Council will get at least 2 bids for this work and then follow up with Eastern for seeding, etc.

We will also ask Wilbur about sod for the area around the replaced fire hydrant to compare it with seeding cost and then make a decision about which to do.

A request was made by Stacey to buy some equipment (shovel and rakes, etc.) so that our Grounds Committee can do some of the easier landscape work in order to save money. Council approved this.

We are considering replacing the bushes in front of 8600 with the help of the Grounds Committee.

Letter concerning water line repairs: We have received Wilbur's bill for the repairs he did and we plan on drafting a letter to the City of Wilmington concerning the damage they did to the sidewalk and grounds and include the bill and pictures taken of this damage. We would like to get some reimbursement for these repairs as it was their equipment that did the damage. A copy of the letter to the Mayor will be considered as well.

Cracks in Roads: There is a large crack in the Pleasant Court road as well as some smaller ones in other PCXI roads. Management will have someone come out to give us a bid on fixing these.

Gas Line Break: The gas line break behind Building 80/81 has been fixed. Emails were sent by Pettinaro to units that had their gas shut off stating how and when they would fix the problems needed so that Delmarva would turn their gas back on. There was no reply from several units. A notice of when the repairs will be done as well as Pettinaro contact phone numbers will be posted on the building doors for those owners still needing/wanting the work done.

Questions from the floor:

Most questions concerned the gas line leak and they were answered above.

The issue of the sidewalks behind 84, 85, & 86 was brought up again and Council mentioned using some kind of pavers instead of sidewalks as it is less expensive. Council also explained that the units involved would still need to pay their share of the

cost as this only benefits a few units and not the entire PCXI community. This did not seem to be acceptable to the unit owners present and the issue was dropped for now. Council will consider this again if any of the units involved would like to discuss it.

Next meeting: May 13, 2009

The meeting adjourned at 9PM.

Submitted 4/2009 by Stacey Back, Secretary

The monthly meeting of the PCXI Council took place on May 13, 2009 in the Club House. Council members Patrick Ferry-President, Vice President/Treasurer-Rosemary Barat, and Secretary-Stacey Back were all present. John and Jon Mastriana from management were also in attendance, and several owners came as guests.

Pat Ferry called the meeting to order at 7PM and the minutes from the April 13, 2009 meeting were read. It was brought to our attention that those minutes stated "Council would decide which bids to accept to power wash the decks and when to do this". The minutes should have stated, "Council will consider power washing the decks at some point". The minutes were so amended and then accepted.

The Financial Report was reviewed and checks signed. The report showed that another transfer of funds was made into the PNC account. This is being done to make sure we comply with the new law requiring reserve funds be no less than 15% of our total budget. On April 30, 2009 the reserve fund had a total of \$16,963.89, or 25% of our 2009 goal.

The Delinquency Report showed considerable improvements this month as many owners who owed large amounts have paid and are now current. One owner who owes over \$3,900 has filed for bankruptcy and while we do have a judgment against him, this money may still be difficult to recover.

OLD BUSINESS:

The Club House Contract has now gone one year without being re-renewed and Council has decided to leave this "as is" for now.

Rules and Regulations Updates are on hold for now pending more study of the new laws.

The Reserve Study needs to be redone this year and we will ask Mike Walsh to work with us on this.

15% of Budget Reserves Requirement - Funds are being transferred each month into our PNC account so that we can meet our goal by 7/1/2009 when the new law takes affect.

NEW BUSINESS:

Black Top Repairs -Pleasant Court: We received one bid from Tom Harkins and Council requested that management get one more bid for us before we move forward.

Water issue outside Building 88: Council voted to have Wilbur check this out and work on the water pooling problem there. He will connect a pipe to the sump pump pipe and run it underground to either the drain pipe or the parking area (whichever he feels will work better) to divert the water pooling in front of the building. This will be done as soon as possible.

Carpenter Bees/other Bees: Extermination of the carpenter bees has been tried in the past but the bees just move elsewhere. If we find they have damaged any wood on the buildings, that will need to be repaired, but there does not seem to be much else we can do concerning these bees. The other bees seen swarming around and in a hole on the side of building 86 do need to be taken care of as these could be dangerous. We do not know if these bees are the endangered ones or not and Stacey has heard if they are, there are people who might want them. She will look into this to see if they can be removed in some way and if this is not an option, then we will call the exterminator concerning these bees.

Spring Newsletter: The Newsletter is still being worked on and should be completed this month. The Council decided that the Newsletter, along with the usual addressed condo fee envelopes, will be hand delivered this time to save on postage.

Landscaping Issues:

Eastern Horticulture sent us a bill stating that the “parking area sand clean-up” had been completed. The job was not done to our satisfaction and Council voted to hold their check until it is completed properly. John Winterbottom is to be on-site tomorrow and will meet with Stacey and she will let him know about the check. She will also go over the following problems that have been brought to our attention by owners or that we observed on inspections of the property:

1. The areas where there is still sand in the parking lots.
2. The areas where their mowers made ruts in the grass from mowing in the rain in front of 66, 67, and 88 buildings. They will need to be repaired and have grass seeding.
3. Stumps have been removed and will go over areas that now need grass seeding.
4. Complaints that the grass on the side of building 8300 is not being cut far enough away from the building and trash has been blown back by the fence in that area.
5. Will ask about having flowers planted in front of *buildings only* and use the rest of the money budgeted for flowers for some areas that need bushes immediately, which would be approximately 16 bushes.

Questions from the floor:

All questions concerned either the landscape problems or the bees and were covered in sections of the minutes above.

Next meeting: June 17, 2009

Meeting was adjourned at 9PM

Minutes submitted 5/2009 by Stacey Back, Secretary PCXI

The monthly meeting of the PCXI Council took place on June 17, 2009 in the Club House. Present were Council members Patrick Ferry-President, Rosemary Barat-VP/Treasurer, and Stacey Back-Secretary. John & Jon Mastriana from management were both present as was one owner. Patrick Ferry called the meeting to order at 7PM.

Minutes of the last meeting were reviewed and accepted.

The Financial Report was reviewed and checks were signed. The report showed a Money Market Sweep account with Wilmington Trust that was a mistake on their part and this is being fixed. Another transfer was made into the PNC account that has now made our reserve fund 33.33% of our 2009 goal.

The Delinquency Report showed 3 owners that paid in full and a few others who made partial payments. However, the total owed is over \$9500 so we need to monitor this closely and keep working on it.

As requested, Jon brought information on the CD's we currently hold. Several are up for renewal soon and after checking the rates it was decided to let them roll-over for now as there does not seem to be anything else that would give us a better return.

Old Business:

Rules & Regulation-Update: on hold for now until council meets concerning this.

Chapter 81, Title 25 New Laws: Now goes into effect July 1, 2009

New Business:

7400 building water line leak: An owner of the building reported water all over the hallway carpet apparently coming out of the utility closet. Wilbur came out and found leaks in the pipe on both sides of the water meter. He has fixed it for now so that it is only dripping into a bucket while he waits for a part he ordered to finish the job. The hallway carpet has been dried and no units had any water damage.

8700 building sump pump problem- Beeping from the pump was reported by an owner and it seems this has happened before. Both Vassalo and Horizon checked this out and found it was coming from the battery back-up. One of the owners now has the operator's manual to the sump pump and also knows how to re-set the pump when it beeps. This should take care of the beeping and the same owner was also taught how to tell what other problems might be happening with the sump pump. Thanks to this owner, this will be a big help in the future to prevent unnecessary service calls

8800 Building front yard water pooling problem: Wilbur came out and connected a pipe to the sump pump pipe and then out to the downspout and this has resolved the problem.

Landscaping Up-dates: The flowers and new bushes we requested have been planted by Eastern. We discussed getting another bid for our Landscaping and management suggested Caramaic Brothers. Council will make a decision concerning this at a later time.

Blacktop Repairs: We received another bid for the blacktop work from Richards Paving and it was more than the bid we already had from Harkins. Council voted to go with Harkins for the work and Pat signed the contract. We asked management to let them know we'd like the work done in July or August and we prefer Mon., Tues., or Thurs. as we can't have it done on Wed. when the grass is being cut. We also asked for a week's notice so that 'no parking' signs can be posted for owners in the areas to be worked on.

Kerns Brothers Tree Maintenance Proposal: Rosemary received a bid we had requested from Kerns for some tree work needed. There were three separate bids and we decided not to do the one that called for planting several new trees. We will consider the other 2, one for trimming trees, and one for 'Plant Health Care' of several trees. Stacey will contact John Kerns and meet with him to go over the work and have all information for the next council meeting so we can make a decision on this.

Welcome Packet to New Owners: A welcome packet has always been given to new owners in the past by management who leaves it at their door. Rosemary brought up the idea of Council members taking over this task to make it more personal. It was decided that Council Members will do this and they will deliver the packets to the owners in person so the owners can meet us and vice versa.

New Law--Information for Selling Owners: The new Delaware Condo Law states that Council must now provide selling owners with certain information. Most of this information is on the PCXI web site which owners can obtain themselves. However, certain financial items that change all the time will need to be acquired from our Management Company and validated by a Council Member. The selling owner may also ask that Council obtain all the information for them which we will do, and per the new law, we will charge a "reasonable fee" for this service. Council will work on this so we can come up with a price for the service and to have it ready for any sellers who ask for this information.

2010 Budget: Pat will ask Mike Walsh to help with this and the Reserve Study and we will discuss it at the next meeting after Mike & Pat have talked. Rosemary requested that Pat ask Mike consider putting the Deck Work in the reserve study. We will also keep this on the agenda for the next several months.

Questions from the floor: The only questions were concerning the sump pump in the 8700 building which was already discussed above.

Next meeting will be July 15, 2009
Meeting was adjourned at 9PM

Submitted June 2009 by Stacey Back, Secretary

The monthly meeting of PCXI Council was held on July 15, 2009. Present for the meeting were Council members Patrick Ferry- President, Rosemary Barat- VP/Treasurer, and Stacey Back-Secretary. Jon & John Mastriana from management were also present. Attending as guest were owners Joe Schaefer, Steve Dutko, Roy Bryant, Jen Plourde, and Mac Galle.

Minutes of the 6/2009 meeting were read and reviewed. It was brought to our attention that the minutes did not clearly state that the owner/building captain of 8700 will do *only* routine testing of the sump pump and back-up battery and any type of service will be done by professional contractors. This has now been noted and the minutes were then accepted.

The Financial Report was reviewed and checks were signed. The monthly transfers into our PNC account continue making our reserve fund 42% of our 2009 goal as of 6/30/2009. Management provided Council with detailed actual expenses by account for six months.

The Delinquency Report was almost \$2000 less than last month as several owners owing large sums paid.

OLD BUSINESS:

- a. Rules & Regulations still on hold for now.
- b. New Delaware Condo Law: Operating under new laws in effect on 7/1/2009
- c. 7400 Water line leak in utility closet has been fixed and the carpet padding that got wet has been replaced.
- d. All the preventative roof work has now been completed.

NEW BUSINESS:

a. Unit 7402 patio water problems have been checked out by Wilbur and he has started by power washing the stucco before he seals it. Unit 7401 told Wilbur that they have the same problem of water coming into their patio each time it rains so we will need to take care of both patios, except 7401 already washed and sealed the stucco on their patio. Wilbur will put yard drains in front of each patio with pipes in the drains that he will run out to corner downspouts and this should take care of the water problems.

b. Work to be done by Wilbur:

- Check all patios without roofs for cracks in stucco from water damage.
- Fix large stone that came off wall at Westview Rd. entrance and fix the pot hole there.
- Replace 2 pieces of pavement by 9200 & Edgemoor Rd.
- 8500 & 7400: First replace & re-grade concrete sidewalk piece in front of 8500. Then attach pipe to sump pump discharge pipe, run pipe under the sidewalks in front of each building, then to downspouts. This should prevent water and mulch from running over sidewalks.
- 7500 Adjust angle of sump pump discharge pipe.
- 9000 put rocks around yard drainage behind building.
- River rocks that were to be put around patio drain behind 9000 on hold as downspouts may be on wrong and we will have R & R roofing check them out first.

The bees on the side of 8600 building will be sprayed again as they are still there.

Call from owner in 7000 about water pooling in front of building will be checked out by council.

c. Kerns Brothers Tree Contract: Rosemary brought copies of the final bid from Kerns concerning tree work. It was reviewed, voted on, and accepted by council to go ahead with the work. Kerns will give us a few days notice so we can put up signs in buildings where cars may be in the way of the tree work or may be damaged by the work.

d. New law Requirements on Resale Certification: It was decided that Council will do any of the resale certifications and not management.

Printer: It was discussed and agreed that we will buy a new printer for PCXI use exclusively. Stacey will get some information and prices before the next meeting so we can make a decision on which one to buy.

e. 2010 Budget- There was a review and discussion of the Reserve Study Update done by Mike Walsh. Pat explained that the higher amounts are due to cost of living increases. He also noted that we could adjusted the amounts but feels we should leave it as is to insure we have the 15% required by the new laws when we do our 2010 budget.

f. Building 8400 Concern: One of the owners in building 8400 brought to the Council's attention a potential security issue in this building. It was decided to meet in a closed Executive Session as personal & confidential matters were involved and we did not want to violate the owner's right to privacy. After reviewing the situation, Council decided to change the entry pad key code, the front door lock, and issue new keys to all owners due to the possible security breach. This will be done as soon as possible.

Pat informed everyone of Councils decision at the general meeting after the Executive Session.

Deck Washing/Painting: We again discussed having the decks power washed, fixed (if needed), added painting the outside entryways and wood trim on all buildings, along with the hallways that have not yet been painted. Management will get more bids for this along with having the one from Statewide Restorations clarified for us. Council will vote on this after the bids are in.

There were no questions from the floor but one owner inquired about being a building captain and Rosemary will give her information concerning this.

Next meeting will take place on Thursday, August 20, 2009.

Meeting was adjourned by Pat Ferry at 9PM.

Submitted July 2009 by Stacey Back, Secretary

The monthly meeting of PCXI Council was held on Aug.20,2009.In attendance were Patrick Ferry,Pres.,Rosemary Barat,VPTreasurer,and Stacey Back,Secretary,as well as John and Jon Mastriana of Management. There were also approximately 8 owners(guests) present for the meeting (see sign-in sheet).

Prior to the start of the meeting at 7pm,the three Council members met with Charlie McMichael of Statewide Restorations,Inc.,who had a contract last year to begin painting our hallways (4 were completed in 2008,1 in 2009).We had some questions and needed answers before proceeding with the rest of the hallway painting.He answered all queries to Council's satisfaction, and will honor the 2008 contract prices: we asked him to finish up the remaining buildings.We requested to have plastic corner protectors added (will get an estimate on this addition),and he also offered to paint individual unit owner's doors at a nominal fee to them.Touch-ups to the 5 buildings completed will be discussed after the painting is done.

Since Statewide is one of the bidders for the (outside) deck,patio,and canopy work,we took the opportunity to ask some questions about this;he has given us a written bid as have Positive Painting and Raleigh Painting.We learned that structural repairs that can be handled,will be done on the spot,major ones would need a carpenter of our choosing.There would be no sealer used on the floors,and grills or other large items can be left in place.Charlie plans to fax Management a letter regarding details on the external work.

The Council meeting opened with reading of the minutes of the last meeting. These were approved as read.

John reviewed the financial report.Checks were signed.

DELINQUENCY REPORT;there was good news here.We have dropped to \$6840.55(see report).

RULES/REGS UPDATE;remains on hold for now.

KERNS TREE MAINTENANCE/HEALTH CARE; completed.

7602 PATIO CRACKS REPAIR;we will go ahead with Wilbur doing this job.

8200 ROOF;John brought us notes from Scott of R&R Roofing,who is willing to come in and speak with us personally,regarding how there happened to be a mix-up in January 2009 when we ordered a roofing estimate,paid for it without there having been a true contract,and the check was cashed.Scott has promised us that he will put on a roof as soon as the weather turns cooler,at no further cost to us.Council voted to go ahead with the roof on 8200.

TITLE 25 CONDO LAW;Jon told about a seminar(attended by condo managers for the most part).Condominiums are being given a grace period to "catch up"and come into compliance,as much as 3 years if needed.We feel that we do not need this and are working now to be in complete readiness.We are aware that some amendments have been added and 10-01-09 is the new effective date.

PAINTING CONTRACTS;Council voted to have Statewide Restorations,Inc. complete the interior hall painting.This will commence on Aug.31 and continue until all buildings

have been finished(estimated time,approximately 1 building per work day).We will be receiving an updated contract statement.

Council voted in favor of having Statewide do our outside work on decks,patios and canopies.This would probably be done in part,this fall,and conclude in spring of 2010.Positive Painting and Raleigh,the other 2 bidders for the exterior work,failed to offer completed information and a clear all-inclusive bid.

2010 BUDGET;Council worked on the first markup of the 2010 budget.

MISCELLANEOUS;

Rosemary reported seeing many bug holes and piles of matter(like large anthills)in and around the lawn in front of 8100.An exterminator will be sent out.

From the floor,owner B.Kaminskas asked about the "gas regulator" situation that had come up in 7000,7100,and 8100,and if this was an issue to be addressed.Pat Ferry took time to explain the background of this,how all of our buildings have had and passed inspection when construction was completed,and how there has never been a safety problem with any of the devices.These are part of each owner's individual unit.

The next meeting will be held on Sept.16 at 7pm.

Respectfully submitted,
Rosemary Barat

PCXI Council Meeting--Sept.16,2009

The monthly meeting of PCXI Council was held on Sept.16,2009.Present were Council members Pat Ferry,Rosemary Barat and Stacey Back,as well as John and Jon Mastriana of Management.There were also 4 owners (guests) present for the meeting(see sign-in sheet).

Minutes of the last meeting were read and approved.

John presented the financial report,and checks were signed.

DELINQUENCY REPORT; Mills(8104) is current.The total at this time is just over \$8300.Jon reviewed the process for us;there will be a hearing soon for 8406,in arrears almost \$4000.Council will decide whether to put a list of those in arrears, in the next Newsletter.

OLD BUSINESS

RULES AND REGS; on hold for now.

ROOF FOR 8200;completed.

TITLE 25 CONDO LAW;effective Oct. 10,2009.We may decide to set fines in the future as needed.

NEW BUSINESS

PAINTING CONTRACTS

Interior work(hallways); we added "utility door to be painted".With this addition,the contract was signed.The painters have gotten as far as bldg.7500 to date.

Exterior (decks,canopies) work; the new contract was not available tonight;we asked Management to please obtain it for us.

CONCERNS RE UNIT 7404;this is a rental unit.We received a complaint that the occupant(s) is parking his vehicle next to 7300 in such a manner that does not allow 5 vehicles to fit in that space,and that he/they are cutting across the lawn around 7300 to get to 7400 so as to leave a "path" in the grass.The occupant of 7404 also has been noted by many residents to leave unsuitable objects for long periods of time on his deck(garbage can,boxes,trash bags,mop and bucket).After discussion,it was decided to have Jon give the owner a call first,to see if these matters can be resolved.

CONCERNS RE UNIT 9202; this renter has persisted in keeping a garbage can on her patio.It was removed for awhile,now is back.Council asked that the owner as well as the renter be sent a letter,stating that if the problem is not resolved,Council will have no alternative but to remove the can.

7400 ROOF

It was noted that unit 7406 has had 2 or 3 leaks on the ceiling over the past years which has necessitated the association paying for painting repair (the check signed today was for \$450.).We also noted that in the past,R&R recommended roof replacement on 7400.Council requested that we have this roof looked at and a proposal obtained for replacement.

ROOF ON 8000; there has been water damage to the ceiling of 8007 and R&R saw that

roof.Can we get information on what they found?

SCHOOL SITE DEVELOPMENT;Stacey and Rosemary,as well as owner Charmaine,attended the Land Use meeting at which a new proposal was brought before County Council,regarding future development of this site.It would be known as The Village Park at Paladin,and would consist of 28 bldgs with 168 units(unsure of whether these would be apts or condo units).There is no plan to begin construction at this time.Pettinaro lawyer R. Forsten claimed all problems with water drainage had been solved,but this was not totally certain according to Councilman Cartier.We will watch developments here.

SUMP BACK-UP IN 8700; This was discussed.Council will consider whether to remove the battery back-up if it proves to be more trouble and expense than it is worth.

2010 BUDGET; time was spent on developing the budget for 2010.

THE next Council meeting will be on Wed Oct 14 at 7pm,and Wed. Dec.16 was chosen as the date for the Dec.Council meeting at 6pm as well as the Annual General Meeting for owners at 7pm.

The meeting was adjourned at 9pm.

Respectfully submitted,
Rosemary Barat

PCXI Council Meeting-Oct.14,2009

Prior to the Council meeting,the Council members met with John Winterbottom of Eastern Landscaping.We had some concerns,among them being arborvitae infestation with bag worms (they will be sprayed in the spring by Kerns,and Eastern was directed to remove the ones truly dead).We asked that Eastern in future be vigilant about reporting such problems to us,and do what they can to limit the problem(hand-picking the bags).Council also asked about timely and complete sand removal from the parking areas,bios wale trim(yearly),trees needing mulch(Eastern will do this next week),removal of a large vine on the pine behind 8200(will be cut),and several other matters.It was recommended that the soil be pH tested in the spring,and we asked that dead plants be removed.

The monthly meeting of PCXI Council was held on Oct.14,2009.Present were Council members Patrick Ferry,Stacey Back,and Rosemary Barat,as well as John and Jon Mastriana of Management.There were also several owners (guests) present for the meeting (see sign-in sheet).

Minutes of the last meeting were read and approved.

John presented the financial report,and checks were signed.Council voted to reimburse owners in 8901 and 8902 who called and paid for a plumber to their units when the source of the problem was found to be outside in the main line.

DELINQUENCY REPORT: the total is now just over \$12000.Management will continue to monitor and be ready to persue legal means of restitution whenever possible.The Clubhouse manager has been given an updated list of these owners.

OLD BUSINESS

RULES AND REGS UPDATE; continues to be on hold.

TITLE 25 CONDO LAW; we are taking care to know what the changes are,and to comply with same.

UNITS 7404 AND 9202;each of these residents(renters) has had a trash can on their deck/patio and requests to remove them have gone out by way of phone calls and/or a letter.We asked that Management follow up because there has been no compliance with our requests.

HALL PAINTING; painters have completed through building 8300.It is expected that all hallways(and touch-ups)will be finished by the end of October.

ROOF EVALUATIONS/BID ,7400 AND 8000;we have had no report from R&R and Jon will see to this.

NEW BUSINESS

COUNCIL VACANCIES FOR 2010; both Pres Patrick Ferry and Secretary

Stacey Back informed us that they will be leaving PCXI Council at the end of 2009. We will be asking for candidates in our Newsletter and by word of mouth. Pat has been on Council since the beginning (2005), has held several positions, and has set a standard of excellence for us. Stacey has been on Council for a year, and has put much time into working for our community. They will be missed.

HALLWAY ITEMS AND RULE #9 AND #10; we have asked residents to comply with our existing rule #9 if they wish to place items in the halls, such as pictures, plants, and mats. Three owners have sent their petitions to this meeting, complete with the signatures of all residents of their buildings, and have asked to be allowed to put such items in their halls. After a discussion by Council members, a vote was taken. The result was a 2-1 decision denying such permission. (It is understood that furniture is never permitted because of fire/safety concerns).

As Council continued to ponder this issue, it was noted that in January, there will be 2 new members on Council who may see this in a different light. It will be revisited and the decision was tabled for the present.

2010 BUDGET; the remainder of the meeting was spent on development of the budget for 2010.

The next Council meeting will be on Nov. 18 at 7pm.

Respectfully submitted,
Rosemary Barat

PCXI Council Meeting--Nov.18,2009

Present for the meeting were council members Patrick Ferry,Stacey Back,and Rosemary Barat,as well as John and Jon Mastriana of Management.There were also several owners (guests) at the meeting(see sign-in sheet).

Minutes of the last meeting were read and approved.

John presented the financial report,and checks were signed.Since the goal of transfers from operating funds to the reserves was met on Oct.31(\$68,333,30 for the year),we will cease with any more for the rest of this year.

We briefly discussed our investments and will want to review them soon to update.It was suggested that Darryl may have some ideas.Further discussion was tabled for now.

DELINQUENCY REPORT; several owners have paid off what they owed(see report)so that our total is several thousand less than last month.Council discussed new strategies such as attempts to attach wages,which may be attempted in the new year.

OLD BUSINESS

RULES AND REGS UPDATE--on hold for now.

TITLE 25 CONDO LAW--Council voted to be responsible for completing the Common Interest Resale Certificate now required when a condo property changes hands.Patrick has the first one,from S.Abrahamson, and will finish filling it in.Management will furnish us with updated information as needed.

HALLWAY ITEMS,RULES 9 and 10-- tabled for the new 2010 Council

COUNCIL VACANCIES--we have included the information that there will be 2 vacant Council seats,in the Newsletter,with the application deadline of Dec.7.

NEW BUSINESS

PAINTING CONTRACT FOR OUTSIDE WORK-the contract needs a bit more clarification-we had some questions-before it is signed.This will be held over until early 2010.

2010 BUDGET--we finalized it at the meeting ,copies will be made and delivered to all owners along with the Newsletter and envelopes.We have kept the increased condo fees to a very reasonable amount,to cover increased expenses and decreased income from investments.

7400 ROOF REPLACEMENT CONCERNS--we had wanted both sides of this roof to be taken down to the plywood,but on only one side was this done.The importance of very clear contracts was brought home to us.All in all ,no harm resulted and the roof /building will not suffer.

17NOV.EMAIL FROM OWNER 7303-this was read,discussed,and Management will

send a reply addressing the owner's concerns/questions.

8600 BEE PROBLEM-Rosemary reported on information obtained from 2 companies that specialize in removing swarms/bees from buildings. These are; Tony Buzzas, (215)836-1650, and Warren Graham (610) 876-2007. Both felt that the exterminating sprays we had applied this summer, weakened and probably killed many of the bees inside the wall of 8600. They said that now "robber bees" from as far away as 3 miles, were coming to take the last of the honey and would eventually clean it all out. The material that has leaked out of holes is a mix of wax and honey, indicative of a hive in trouble. Their suggestion; leave it alone now and re-evaluate in early spring. All holes should be caulked before April, and expanding foam would be suggested for use around the pipes that enter the brick side of the building.

CARPET CLEANING-the first and only bid was high(\$150.per bldg) so we requested several more.

DECEMBER GENERAL MEETING--this was discussed. It will be important to have a quorum for voting. Signs will be posted on the bulletin boards to this effect. We may make calls/emails to bldg captains asking for their help in urging people to attend.

The next Council meeting will be at 6pm on Dec. 16, followed by the General meeting at 7pm.

Rosemary Barat, for PCXI

PCXI Council Meeting--Dec.16,2009

Present for the meeting were Council members Patrick Ferry,Rosemary Barat,and Stacey Back,as well as John and Jon Mastriana of Management.We met for one hour before the Annual General Meeting of owners at 7pm.

Minutes of the last meeting were read and approved.

John presented the financial report.Because we have exceeded the minimum reserve goal for 2009 (\$67,855.56) with the transfer of \$7,311.07 on Nov. 30,Council voted not to transfer any more in December from operating to reserve.

Council also asked if the "variance"which appears under "Year to Date Expenses",and represents the cost of hallway painting,could be removed from that category,and placed under what we feel is the more appropriate heading of "capital expenses from reserves".Though the hall painting does not appear on the list of items from replacement reserves,it does belong there,per Mike Walsh.Jon will check on this with the accountant.

Checks were signed.

DELINQUENCY REPORT; \$4000 has been collected from delinquents since last month.The total owed now is just over \$11,000.The 2010 Council will decide what steps they may want to take regarding the collection of particularly the larger sums.

OLD BUSINESS

RULES AND REGS UPDATE--on hold for now.

HALLWAY ITEMS/RULE #9 and #10--2010 Council to handle this.

COUNCIL VACANCIES FOR 2010--there are 4 candidates for 3 positions.A vote will be taken at the meeting to follow.

BEE PROBLEM BY 8600--we have heard the suggestions of experts.They advise doing nothing until late March or early April,and so we will defer action (having the holes/openings filled)until that time.

7303 LETTER--a response will be sent by Jon to the owner addressing each question that he posed.Council was shown a copy of the responses,which were clear and concise.Council agreed that Wilbur might take a look at the water drainage issue by 7300 to see if he had a recommendation.We also plan to look at the area.

NEW BUSINESS

PAINTING CONTRACT FOR THE EXTERIOR WORK(PORCHES/DECKS ETC.)

We need to meet with Charlie from Statewide to clarify some things on the proffered contract(it has not been signed).The new Council will invite him to meet early in 2010 to go over the contract.

CARPET CLEANING--2 more bids were received.We have in hand,those from Lang and Stanley Steemer,the former,\$50. per bldg.,the latter,\$99.per.Council,after a discussion,voted to have Lang do the first bldg. cluster(6900-7200) as a test and if satisfactory,the remainder of the bldgs,in cluster groups.Rosemary will call Mr. Lang and inform him how we want to proceed;the starting date will be discussed at the next Council meeting.

ANNUAL OWNERS MEETING--Council discussed the format,etc. for the meeting that will immediately follow.

NEXT MEETING DATE--we will set this up among ourselves,by email.

Rosemary Barat for PCXI