

PCXI Council Meeting – January 13, 2010

New Council Members Introduced: Rosemary Barat, President, Andy Kleinman, Treasurer, Vice President , Charmaine Imburgia, Secretary.

Present for council meeting: Rosemary Barat, Andy Kleinman, Charmaine Imburgia, Pat Ferry, Stacey Back and 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.

Checks were signed.

John Mastriana went over the Management agent report for December .

(Please review report.) Andy asked Mastriana for a different format if possible. Jon will check on this.

Some items covered were: Snow Removal, Interest rates , Building 9100 will most likely need a new roof. Andy asked a few questions regarding Capital Expense. Directories were distributed to council.

Delinquency Report: Several owners have paid. John will be sending out letters every month to delinquent owners. Council discussed new strategies on how to handle delinquent owners. **(Please review Customer Balance Report.)**

Old Business:

Hallway Items Rule #9#10 – Council Voted to have only floor mats, and wall pictures permitted in all bldg. hallways. Council felt that other items, furniture, flower pots, etc. could become a liability issue. Owners will need to be informed (signs needed.)

Bldg. 7300 Sidewalk/Mud /Water complaint will be resolved. Will have Wilbur check on it.

Rules and Regs. Update: Still on hold for now.

Honeybee Problem: At 8600 bldg. deferred until March

Landscape Company: Will trim bushes by bldg. 7300.

New Business:

Damages from snow removal in December: John Mastriana will be speaking with the Landscape Company regarding the damage at Park Ct. (sign uprooted, bent pipe), and broken concrete sewer overhang – near garage 429 on Pleasant Ct.

6700 Gutter will be replaced – on order

Bldg. 9100 Bldg. Roof: Reviewed Contract for new roof. R & R Roofing, Inc. submitted a contract for: \$8,420.00 – Andy asked Mastriana Management to request another bid from another roofing company by Friday of this week: depending on results of the second bid , council will go with R & R if second bid not favorable.

Carpet Cleaning: Lang will be contracted to clean all Paladin XI hall carpets. This will start in the spring (2010)

Contract for External Painting /Power Washing/Repairing of Decks and Porches.
Meeting will be called to go over contract. Rosemary to contact Charlie.

Handicap Parking Sign: Handicap parking sign will be placed at bldg. 7300, per request of 7301.

Andy is working on a date with Chief Finocchiarro to speak to all Paladin residents on fire/safety laws.

Andy requested copies of current contracts, and information on: PCXI investments, and outside accounting review. Andy, also asked Mastriana to provide financial institutions, amounts, APR, APY, and maturity dates of investments.

Visits to (2) new condo owners: Was very well received. This looks like a great new program.

Club House Contract was discussed: (Tabled for now.) Pat Ferry volunteered to help when contract comes to the table.

Rosemary received a copy of expenses by account for the 12 months of 2009, and will make copies for Andy and Charmaine.

Meeting Adjourned: 9:00pm

Next Meeting: February 17, 2010

Time: 7:00pm

Paladin Club XI Council Meeting – February 17, 2010

Present for council meeting: Rosemary Barat, Jon Mastriana, Andy Kleinman, and Charmaine Imburgia. In addition 7, owners were in attendance (see attached sign in sheet).

Minutes of the last meeting were read and approved.

Financial report was given, and checks were signed. Andy had questions regarding Lyons Insurance, Jon will bring the full schedule (payment break down) next meeting (or mail) it to Andy, before the next meeting in March.

Snow removal bills, paid out in January \$14,184.83.

Jon presented the invoices for:

Sewer bill: \$21,940.81 to be paid, from reserves: due soon.

Payment deferred -R & R Roofing: 8,210.00

Payment deferred - Eastern Landscaper: 16,563.42 (02/14/10- 02/16/10).

Rosemary signed the \$200.00 contract for our tax accountant Gallagher & Associates.

The delinquency report was reviewed.

Jon informed the council of the condo owners who have paid their arrears dues.

Still have several others that are behind in their condo fees to the total of: \$13,685.88.

Andy asked if we could put an interest rate on late condo fees, Jon explained to Andy how the delinquency process works. Don't think this can be done at this time.

Old Business

Rosemary explained the meeting with Wilbur, regarding the water situation at 7300 & 8900 buildings. Because of the weather (snow) repairs can not be done at this time.

Jon Mastriana reported on Eastern Landscape Co. they will repair concrete sewer overhang when weather gets better.

6700 bldg. replacement gutters are in, but because of weather can not be installed.

Rosemary received Pastel Painters proposal for painting & pressure washing for Paladin XI, 27 buildings. Waiting for the (3) third proposal to come in.

Handicap parking sign by 7300 has been installed.

Alternative manner of reporting finances- checked with accountant. (Tabled for another meeting).

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Minutes Continued:

Lloyd Manning (\$175.00 retainer).

Council voted to use Lloyd Manning on an as needed basis.

Discussion regarding vehicles with signage belonging to owners, overnight on the property. Council voted to keep rule in place. (Rule # 1) In the rules and regulations.

Jon Mastriana spoke with Jason (9200 bldg.) regarding the van with the Roadway signage. This has been going on since Dec. 2009. Jason still has not removed van or signage. Jason will be sent a letter with a deadline to either remove van or cover signage. He will have until Feb. 28th to comply. Letter also will go out to 7401 who has a grey truck with signage. Rosemary asked if van could be towed if not in compliance: Jon will check this out with the lawyer.

Andy, shared with Council, Mastriana, and Paladin Club owners an (Investments for Reserve Fund Recommendations schedule). Council will revisit this information at a future meeting. (see attached).

Our choices to deal with owners in arrears: Tabled at this time, will revisit at future meeting.

Next meeting: March 24, 2010

Time: 6:30pm to 9:00pm

Meeting Adjourned

9:00pm

Present for council meeting:

Rosemary Barat, Andy Kleinman, Charmaine Imburgia, Council members, and Jon Mastriana Property Management. Stacey Back, Landscape Committee Chair. And several owners were in attendance.

Minutes of the last meeting were read and approved.

Financial Report was given and checks were signed.

Andy asked Jon about one of the snow removal invoices for \$14,394.25. This invoice had already been paid. Error will be corrected and new check will be cut.

Jon explained that \$49,245.00 is going into the operating account from the reserve acct. (see attached).

Jon went over an invoice from R & R Roofing. This invoice was showing that R & R Roofing was not paid for work done on Buildings, 7400, 8000, and 9100. After much discussion R & R Roofing will be paid \$24,615.00 out of reserves. The operating account had a balance of \$34,130.00. Then the snow bill was paid for approx. \$18,000.00 to Eastern Landscaping.

Andy asked Jon about keeping track of outstanding invoices from independent contractors...Jon's response was that they don't keep track of outstanding invoices coming in from contractors...invoices are paid when they come in.

Pat Ferry suggested that the council keep track of invoices & projects that are outstanding, for example: Wilbur and R& R Roofing. *No decision was made on this suggestion.*

Pot holes were fixed, but no invoice as of yet.

2009 Tax Return showed a total of \$936.00 --- \$500.00 was credited to 2010 estimated tax.

Delinquency Report:

Jon went over the delinquency report. Still have several condo owners behind in their condo fees. Outstanding as of March 19, 2010 is: \$9,595.05.

Old Business:

Rosemary report that Wilbur repair the water issues at building, 7300 and 8900.

Rosemary report that the new gutter has been replaced on building 6700, adjustments will be made when weather gets better.

Rosemary report that the pressure washing and painting of deck/trim will start on April 5th.

Building 6600 will be the first building to be renovated. Don't know how much repair of wood replacement will cost.

This is a separate cost and Statewide Restorations, Inc. will inform council of cost before replacement is done.

Discussion about external green window frames that may need to be painted. (tabled for now).

Jon reported on letters to owners 9202,7401 that went out on February 22nd. about removal of signage from their vehicles. Follow up letters will go out April 23rd.

Letter went out to 7302 about a broken window. A complaint was logged by 9200 regarding a vehicle with logo lettering usually parked by 8500 building. Rosemary will try and find out what condo he lives in. 9206 reported a leak. Council decided to have Mr. Cimino to check on leak, and report back to council. Council may require a good faith payment plan.

8600 building needs to have repair done to exclude bees. Jon spoke to Mr. McGuire and council will meet with him regarding this problem.

Lang Carpet Cleaning company will start carpet cleaning. Buildings...8000, 8100, 8200 and 8300. Date will be decided.

Andy reported on phone conversation with Mr. Gallagher. (see attached).

New Business:

Stacey Back reported on landscaping and landscaping companies. She will be getting three (3) names of contractors for the year 2011. (see attached). Council decided to except Kerns proposal for spraying Aborvitaes for bag worm infestation.

Rosemary reported that there was a 14 month CD for \$50,000.00 purchased from Wilmington Trust.

Report on owners in arrears.

Council had a discussion on how to handle delinquency in the future. Letters will be going out to all Paladin XI owners regarding delinquency. Time fame still being decided on.

A visitor from building 8801 had a complaint regarding one of the owners in his building. Rosemary explained she will see what she could do about the situation.

Next meeting April 14, 2010

Time: 6:30pm to 9:00 pm.

Meeting adjourned: 9:00pm.

Present for Council Meeting:

Rosemary Barat, Andy Kleinman, Charmaine Imburgia, Council Members and John & Jon Mastriana Property Management. And several condo owners in attendance.

Minutes of the last meeting were read and approved.

Financial Report was given and checks were signed.

Andy asked about contingency money and operating money fund. Andy was referring to the \$833.00 that goes into the contingency account every month.

Beth Gallagher from the accounting firm sent a review of our account:

A check for \$12,000.00 is to be deposited into the PNC checking and a check for \$2,600 into the money market. It will be as if \$14,600.00 went into the checking account because of the \$2,600 that was already there.

By moving \$2,600 into the money market we will no longer consider the PNC Checking part of the reserves. We will make a note of that in our record. The \$14,600 which will be in the operating will be “contingent or extra operating account.” After the transaction, the check register reads \$27,814. since the checks are here and will not go out until after the meeting next week. The assumption is that there will be some more deposits entered in the next few days. If any bills come in the mail between now and the meeting we will also cut those checks therefore reducing the amount a bit more.

Delinquency Report:

Jon reported to the council that \$9,290.00 was paid in back condo fees.

Old Business:

Deck/Porch work (6600 completed, 6700 in process) Pat Ferry reported that the painters did a good job on building 6600. 6700 building has some rotten wood that needs to be replaced.

8600 building honey bees seem to be gone. Building needs to be monitored.

Lang Carpet cleaning; 8000, 8100, to be done 4/15; 8200, 8300, to be done 4/19 if they do a good job we will continue in order.

Rosemary commented on there are (11) condos for sale in Paladin XI. None sold yet in 2010.

Follow up letters going to 7301, 7401 and 9202 about vehicles. Jon will provide us information from lawyer if we can tow vehicles if proper warning has been given.

Rosemary and Charmaine will send a letter and speak with the owner in 7302 regarding broken window.

Jon reported that condo 9206 building water leak will be taken care of by Cimino. We are told chimney needs re-pointing. Owner will pay condo fees when she gets her tax return, per Jon..

Rosemary, Andy, and Stacey Back had a meeting with John Winterbottom from Eastern Landscaping about Paladin XI. Stacey will be sending an email to Mr. Winterbottom regarding issues that need to be addressed. Stacey will be receiving other proposals from a few different landscapers.

New Business:

Chevy Cavalier tagged to be removed. (vehicle tag out of date) has until April 16th. Sign will be placed on truck behind 8700 building. Truck has no tags.

Jon gave the council a sample of the invoice that they send out to owners in arrears.

Andy discussed investment and interest rates with the council and management.
(see attached)

Questions from the floor:

Met with owner from 8505 regarding the signage on his Hummer H3. Council explained the rules and regulations. Council explained to the owner “we are not saying you can not park your car in Paladin XI, you have that right since you are a condo owner, but you must take off the signage or cover it”. If not compliant by deadline of April 30th, cert. letter will be sent. Jon will check with lawyer regarding our legal permission to tow.

Meeting Adjourned: 9:00pm.
Next meeting will be: May 23th 2010
Time: 6:30 to 8:30

Paladin Club XI Council Meeting – May 19, 2010
Meeting called to order 6:35 pm.

Present for Council meeting: Rosemary Barat, Andy Kleinman, Charmaine Imburgia, and John Mastriana Property Management. Stacey Back, Landscape Committee Chair, and several condo owners.

Condo owner Steven Watunya (bldg. 7401) approached the council regarding a water pipe that sticks up-out of the ground in front of their bldg. He is concerned that someone will trip over it and get hurt. Watunya requested to have a handicap sign placed in front of bldg. 7400. Council will investigate this matter.

Reviewed and Approved Minutes from Last Meeting.

Financial Report was given and checks were signed.

Rosemary spoke about the buildings 6600, 6700, 6800, 6900, and 7000 the painters have now completed painting and wood repair. Check for this section of work will be mailed out to STATEWIDE RESTORATIONS INC. Following the recommendation of our accountant, council opened a second checking account for painting only at PNC Bank. The amount of \$2,653.43 will be deposited every month into the painting account from the reserve account. (see attached financial report).

Delinquency Report:

Jon reported that Roy West, 6905, Bankruptcy is Discharged. Paladin XI will probably see no money for his delinquency. Jon reported collecting \$2,400 in back condo fees this month. Paladin XI's total delinquency is down to around \$3,500.00.

Council and Management spoke about Paladin XI being FHA approved. Council believes that Paladin XI can except FHA buyers. There are about 8 or 9 condos for sale at this time.

Old Business:

Rosemary reported on the status of the deck/porch paintings and repairs. Painters are finishing up building 7100 and going to 7200. Next buildings to be painted will be 7500 and 7400.

Rosemary reported the next buildings to have their carpets cleaned will be buildings 8400 thru 8800 by May 28th.

Council reviewed the lawyer's response to our vehicle towing questions. Council has the right to tow vehicles that have had proper notices. Letters have gone out to (2) condo owners stating their vehicles for noncompliance.

Management will be checking with Cimino regarding the status of the chimney repair on building 9200. Chimney has been covered with plastic for 3 weeks.

Rosemary reported on broken window at bldg.7302. Rosemary sent a letter to David Sanchez regarding his broken window and that it needed to be repaired before the painters could start on that building. Rosemary had a quote to repair the window and the cost would be \$200.00. Rosemary is going to try and find a phone number and contact David.

Landscape Report: Stacey Back reported on Paladin XI landscaping. (see attached)
Council decided to wait and plant bushes in the fall.

Newsletter: Management will prepare the newsletter for the spring/summer edition.
Rosemary will send them some of councils ideas.

Andy gave a brief report on finances explaining that there will be CD's that will be due soon.
Council will be deciding where to place the new CD's.

Andy gave a report regarding how Paladin XI may be able to save money on the electric bills.
(his research is attached)

Rosemary suggested that we may want to bring in a licensed electrician to go over the different lighting that we have now. Management suggested Micheal Vassallo Electric.

Meeting adjourned – 8:30pm.

Next meeting: June 23, 2010

Time: 6:30pm. – 8:30pm.

Paladin Club Council Meeting - June 23, 2010

Meeting called to order 6:30pm.

Present for Council Meeting: Rosemary Barat, Andy Kleinman, Charmaine Imburgia, and John Mastriana Property Management. Stacey Back, Landscape Committee Chair, and several condo owners.

John Winterbottom from Eastern Horticultural Services Inc. spoke to the council about two (2) outstanding snow removal invoices for approximately \$6,600.00. Council had not seen these invoices before they were presented to them at the June council meeting. The two invoices presented was for; February 20-21-22 de-icing, and February 26 -27, snow removal and de-icing. Jon Mastriana said they also did not receive these two outstanding invoices. Andy asked John Winterbottom a few questions regarding our landscaping contract with Eastern Landscaping. Council decided to review the snow removal invoices, and get back with John Winterbottom within 10 days.

Financial Report was given and checks were signed.

Council went over the water bill. At this time we are on target.

Management gave Andy copies of Paladin XI's electric bills which he had requested.
(financial report attached)

Delinquency Report:

There are five (5) people who are under \$1,000.00 each delinquent in their condo fees. Management collected \$3,200.00 in the month of May from people who are in the rears.

Old Business:

Deck/porch work – Finishing 7700, and starting 7800. Work will stop at bldg. 8300.

Status of hall carpet cleaning – will continue until all buildings are done.

Status of vehicles in violation – all owners at this time are in vehicle compliance.

9200 water leak – has been repaired.

7300 window glass repair – has been repaired.

Handicap signs, installation/repair – new handicap sign placed in front of bldg. 7400, and the handicap sign in front of bldg. 6800-6900 was repaired.

Water pipe protrusions – (2) have been fixed. They are now level with the ground.

Request for uneven steps correction, rear of 7400 - Mastriana Management will check the stairs to see if they are uneven.

New Business:

Report on property tour with Vassallo Electric.

Council toured the property with Mr. Vassallo to see if there was anything that could be done to lower Paladin XI's electric bill. After checking our lighting out side and inside the bldgs. he felt if we would clean the outside globes inside and out this would give us more light. He explained that maybe in the future Paladin XI could move to using LED lighting. Council will check into other electric companies, to see if their prices, and services are better if not equal to Delmarva Power. Andy explained that the other electric companies have a (3) year contract. (**see attached report**)

Landscape Report: Stacey Back gave landscaping report. (**see attached report**)

Financial (investment changes)

Andy reported that council brought a CD for \$70,000.00 at Artisans Bank. Andy also reported that here is a CD coming due in July. Council will discuss this in the near future.

Mr. Watunya's request to install "deck"(7401) over the patio floor – Council will check this request, and get back to Mr. Watunya. More information in needed regarding the size, and installation.

Newsletter: Management gave council a sample of the newsletter, and asked if there was any other suggestions or any more information we wanted them to include. Council will inform management if there is any changes or additions.

Meeting was adjointed: 8:30pm.

Next meeting: July 21, 2010 – 6:30-8:30pm

Paladin Club XI Council Meeting - July 21, 2010

Meeting called to order 6:35pm.

Present for Council Meeting: Rosemary Barat, Andy Kleinman, Charmaine Imburgia, Stacey Back, Landscape Committee Chair, Mastriana Property Management, and several condo owners.

Minutes from June Council meeting were read and approved.

Financial Report was given and checks were signed.

John Mastriana went over the financial report. Andy asked how much was spent on power washing/painting at this time. As of 7/23/10, amount spent is: \$37,775.00.

Buildings 8000, 8001, 8002 and 8300 have not been completed at this time.

(financial report attached)

Delinquency Report:

Mastriana Management went over the delinquency report, and there are nine (9) condo owners who are under \$1,000.00 each delinquent in their condo fees.

Old Business:

1.**status of deck/porch work** – all buildings up to 7900 have been completed and paid in full. Buildings 8000 was just completed, and the painters will start on building 8100, and continue with 8200, 8300.

2.**status of hall carpet cleaning** – will schedule last bldgs. to be cleaned in August, there are 7 bldgs. to be cleaned.

3.**status of uneven rear patio steps. 7402** – Wilbur will check stairs out and report back to Mastriana Management.

4.**status of 7401 Watunya's request to be allowed to construct patio "floor"** – Watusi has finished his patio/new steps. Rosemary said they look beautiful. **Newsletter reception;** Newsletter was well received. Several condo owners were interested in the recycling information. Council will be checking this matter out more in the future.

5.**CD at Ci ti Bank has come due.** Council will re invest the Cd for \$27,000.00 with Artisans Bank for 30 months at 2%.

New Business:

1. **status of 8500 back water intrusion, patio door** – Mastriana will give Paul Cimino a work order to check the water problem.
2. **patios on 7800, 7900 complaints of patio separating from building wall** --- Mastriana will ask Wilbur to check the separation problem at bldg. 7800, and 7900.
3. **sewer area by 6600, soil erosion/holes in black top; was reported that orange cone was in place. Also, black top separation, center of Pleasant Court.** --- Wilbert will look into both problems and contact Mastriana,
4. **request for removal of a small dead pine in front of 9100 including stump grinding, as well as stump grinding by Brandywine Blvd. Entrance.** -- Mastriana will put a work order in to remove both.
5. **request for Pettinaro clean-up debris on school site; vote by Council needed.**--- Council voted to ask Pettinaro to clean-up the debris on the old school site. Pat Ferry, will contact Mike Walsh from Pattinaro to discuss the clean-up.
6. **request for removal of one handicap parking sign in back of 8000; vote by Council needed.**--- Handicap sign was discussed and council found out that Tom Storr in bldg.7700, uses that parking spot. Handicap sign needs to stay. Rosemary will speak to the person who requested the sign to be removed.
7. **Landscape Report:** Stacey reported that Kerns Landscaping came out and checked our trees, trees are OK at this time. Stacey received (1) one proposal for landscaping and will be receiving (2) two more. John Winterbottom will be giving the Council a report showing how many cuts, trimming, etc. we had done, and how many more we still have.
8. **Electric Company considerations,? Information coming on pole light ownership, etc.** Andy explained that Delmarva will be checking the poles on the old school site 08/04/10. We will know on 08/06/10 who the pole lights belong to.
9. **Budget for 2011** – Rosemary spoke briefly about the Council getting ready to put together the new budget for 2011. Council will probably start that project sometime in August.

Next meeting: August 18, 2010

Time: 6:30 – 8:30 pm.

Meeting Adjourned: 8:20pm.

Paladin Club XI Council Meeting – August 18, 2010
Meeting called to order: 6:30pm.

Present for Council Meeting: Rosemary Barat, Andy Kleinman, Charmaine Imburgia, Stacey Back, Landscape Committee Chair, Mastriana Property, and several condo owners.

Minutes from July Council meeting were read and approved.

Financial Report was given and checks were signed.

Jon Mastriana went over financial report. (see attached report)

John Mastriana reported that Waste Management (trash pick-up) will be increasing 31%, water will be increasing 19.% as of 7/1/10, and sewer fees increased 4% as of 7/1/10.

Delinquency Report:

Jon Mastriana went over the delinquency report. Collected about \$1,000.00 in back condo fees. There are several condo owners in arrears.

Old Business:

- 1. Status of deck/porch work** - 8200 bldg. will be completed within the next week (8-23-10).
- 2. Status of hall cleaning** - next bldgs. 7300,7400,7500 will be cleaned by August 31st. There will be 4 bldgs. left to clean, 7600, 7700, 7800, 7900.
- 3. Status of vehicles in violation** – There were 2 vehicles that were not in compliance. Both had tags that were expired. The pick-up truck was moved before having to be towed. The panel truck is still on Paladin XI property. They have until August 20th, to correct this. If not removed or tagged correctly it will be towed.
- 4. Report on uneven step correction, 7402** – Wilbur was asked to check out the steps at 7402, he has not been able to do so at this time. Rosemary will ask Mr. Watunya's (7401) if he would be interested in giving Council a quote for repairing the steps.
- 5. Landscaping update:** - Eastern responded to our request for itemized work done, etc. Council asked John Winterbottom about where we stand regarding work done at this time; grass cutting etc. John Winterbottom did report that only \$607.00 of our flower money was spent. There is \$743.00 left in the flower budget. We are scheduled for the next pruning on August 24-25th.
- 6. Recycling issue:** Andy made an inquiry to Amanda who works for Pettinaro about recycling bins. She was going to ask Pettinaro if they would consider sponsoring a recycling bin located by the Club House. Pettinaro was in favor of a bin. More information will be coming regarding this matter.
- 7. Rosemary will be checking** with a few fencing companies to get bids on new enclosures for the trash bins.
- 8. Charmaine reported** that the painters will be finishing up on bldg. 8300. This is the last bldg. to be completed this year (2010).

New Business:

- 1. Request for letters to owners of 9003 (hall and door), and 9004 (coated window), and owner of garage 433 has (dented door);??refrigerator** – request for letters to owner of 9003 (hall-door) Door needs to be painted. Hallway walls need to be painted. Paladin Club XI can have the door and walls painted, and will invoice the owner of the condo. Photos will be taken to support the damage. Mastraina will call owner of 9004 regarding the coated window. Garage 433 (dented door) This was mentioned to owner. Mastriana will call owner and ask him to please repair garage door, and check refrigerator in garage. Garage on Pleasant Court (418) also has a refrigerator.
- 2. Request to come to Council from 7803 concerning a temporary ramp for front interior hall steps (Brennan, wheelchair)** - Mr. Brennan will bring plans to the council to see if this will work for bldg. 7803.
- 3 Keeping WT operating to under \$45,000.00, excess to be diverted to PNC.** - Beth from our accounting firm (Gallagher) will check on this. Council may move \$15,000.00 from(Opertory) to PNC to keep WT to \$250,000.00. **Council voted to move money over.**
- 4. Consider/discussion re change in balance sheet income/expenses.-** Andy explained that he would like to see the balance sheet show more of the Actual/Budget income. Mastriana will make changes on financial report requested by council.
- 5. Insurance liability coverage question** – Andy asked the question do we have enough liability insurance. Mastriana explained that we are where we need to be.
- 6. Budget for 2011, preliminary work-up – Council is now working on 2011 budget.**

Meeting adjourned: 8:30pm.

Next Council meeting: September 15, 2010

Time: 6:30 to 8:30pm

Paladin Club XI Council Meeting – September 15, 2010
Meeting called to order 6:33pm.

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Present for Council meeting: Rosemary Barat, Andy Kleinmann, and Charmaine Imburgia, Council members, Mastriana Property Management, and several condo owners.

Minutes from September Council meeting was read and approved.

Financial report was given and checks were signed.

John Mastriana went over the financial report. John will show Actual/Expenses (year to date) total will be adjusted for the painting prior to comparing to budget expenses. Jon requested checks for the PNC/ Operating account. (see attached)

Delinquency Report: Jon passed out the Capital Expenditures to the Council, for the months of January 2006 thru August 2010.

Update was given on the delinquencies.

Jon informed the Council who have paid their arrears condo dues. Still have several condo owners who are behind in their condo fees.

Old Business:

1. **status of deck/porch** – 8300 building will be completed the week of September 10th.
2. **carpet cleaning** – all buildings have been cleaned as of 9/10.
3. **status of vehicles in violation:** car on Westview has until October 6th to become compliant .
4. **new steps, rear of 7402; Watunya bid:** Rosemary will talk with Mr. Watunya, about payment for the repairs.
5. **Status of defective pole lights; 2 new globes ordered?** Joh said the globes are on order.

6.Landscape Update: Rosemary reported that the contract has been signed with Ruppert for core aeration, seeding/liming. Ideas for using bonus “credit” with Eastern – council will decide were to put credits at another time.

7. Recycling at club house question (Andy) – explained that he had a conversation with Amanda at Pettinaro, and they will probably start recycling sometime in October 2010.

8.calls to 9004 (coated window), 9003 (wall/door painting costs after damage. - window was replaced, walls were painted. Jon called owner of 9003 about painting cost, he has not heard back from him at this time.

9.status of bids for new fencing around dumpsters – two bids have been submitted. Council is waiting for the third bid. Council will make a decision when the third bid comes in.

New Business:

1.complaint from 7305-too many vehicles from one household parked beside 7300. -
Council looked into this matter and found that no rule or regulation was broken.

2.Letter will be going out to condo 8002 regarding garage 433 that refrigerator needs to be removed.
Letter will be going out to condo 7703 regarding garage 418 that refrigerator needs to be removed.
Council voted to enforce existing rule number 25.

Budget for 2011

Council is still working on the budget.

Meeting Adjourned: 8:30pm

Next meeting: October 20th 2010
Time: 6:30 to 8:30pm

Present for Council Meeting: Rosemary Barat, Andy Kleinman, Charmaine Imburgia, Council members, Mastriana Property Management, and several condo owners.

Minutes from September Council meeting were read and approved.

Financial Report was given and checks were signed.

Rosemary gave Mastriana Property Management the temporary checks for TD Bank. John gave financial report. \$71,367.37 was transferred to TD Bank from PNC reserves. Rosemary went over all the expenses up to October 2010 with the council and management. (see attached financial report)

Delinquency Report Update:

Jon Mastriana has been speaking with Mr. West about resolving his condo fee issues. Jon explained that several condo owners have been sent to the lawyer's office for collection.

Old Business:

1. Status of deck/porch work – Charmaine reported that the outside painting of buildings 6600 thru 8300 are now completed.
2. Status of vehicles in violation – Charmaine reported that at this time council is keeping a watch on a few vehicles that the tags are close to expiring.
3. Check for Watunya (\$175.00) to begin work on steps for 7402) steps are done and check was signed.
4. Ordered globes for pole lights received as yet – still not in at this time.
5. Status of proposed dumpster fencing – still waiting for (1) more fencing proposal. Jennifer from Waste Management came to Paladin Club XI and gave council some ideas regarding fencing, and she was willing to help us in any matter we need. Jennifer also spoke to council about the new recycling bins by the tennis courts.
6. Follow-up to 9003 letter for hall painting – letter to 9003 condo owner was mailed out regarding the painting of the hallway, and door to his condo.
7. Follow-up to letters sent to garage owners in non-compliance (deadline) 10/22) – garage #418 has removed refrigerator. Owner of garage #433 has been contacted. Council wants to inspect the garage to make sure it is in compliance with the rules and regulations.

Landscaping Update:

1. Stacey gave written committee update report: (See attached report).
2. Core Aeration/seeding/liming 2010 Fall – Core Aeration/seeding/liming has been completed. (October 2010)
3. Contracts with Eastern for both 2011 Landscaping and Snow Removal have been signed.
4. Enhancement Proposal from Eastern was given to council.

New Business:

1. New road - Council is keeping a watch on the new road behind buildings 66-67-68-69-7000. Pat Ferry will ask Mike about seeding the ground behind the mentioned buildings.
2. Newsletter for November – Rosemary will be sending Mastriana the items that council wants mentioned in the newsletter.
3. Date for general meeting in December - December 14th – 6-7pm Council meeting. The General meeting 7-8:30pm. (Great Room)
4. Finalized 2011 budget - Budget has been finalized. There will be no increase in condo fees for 2011.

Meeting Adjourned: 8:30pm

Next meeting: November 17, 2010
Time: 6:30 to 8:30pm

Paladin Club XI Council Meeting – November 17, 2010
Meeting called to order – 6:30pm.

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Present for Council Meeting: Rosemary Barat, Charmaine Imburgia, Council Members, Mastriana Property Management, and several condo owners. Not present, Andy Kleinman.

Minutes from October Council meeting was read and approved.

Financial Report was given and checks were signed.

John gave report for October & YTD of 10 months Activity. (see financial report attached). Jon passed out the 2011 Budget. The Council will hand deliver the budget to the Paladin Club XI condo owners.

Delinquency Report Update: Jon gave the report, and reported that there are several condo owners that are now in the lawyers hands and will be going to court.

Old Business:

1. Status of vehicle in violation- At this time cars that needed to be removed have been. There are a few cars that we are watching, tags are close to expiring.
2. Final payment for Mr. Watunya (steps built for 7402) – check was signed and will be delivered to him.
3. Globes for pole lights received – (2) globes are in. (1) large and (1) smaller size.
4. Status of proposed dumpster fencing - Monaghan to send final proposal. - Jon gave Council final proposal from Monaghan Fencing. Rosemary will review the new proposal, and report to the other (2) council members of the final cost for the fencing.
5. Any response to letter sent to 9003 regarding payment for wall repainting.- owner of 9003 will pay for all painting repairs.
6. Letters sent to garage #433 owner and renter; what is deadline – December 15, 2010, is the deadline. Council will have an inspection of garage #433 to make sure renter is in compliance with the rules and regulation.
7. Status of 8700 chimney repair (to be done by R&R) - Chimney has been repaired.
8. Date of gutter cleaning/roof inspection/repair – Tuesday and Wednesday after Thanksgiving. November 30th and December 1st.
9. Newsletter delivery; all on-site deliveries have been made.

10. Telephone pole issue; Andy to follow up upon his return – Nothing new to add at this time.

Old Business:

- 1.** Landscape Update (Stacey); we have used all credits, and owe \$198.00 to Eastern Landscaping - All Bushes and Tulips have been planted. (November 2010).
- 2.** Discussion of letter from 7501 (complaint regarding outside cat) – Mastriana will send letter to 7501 about their cat. Letter will state the rules and regulation regarding animals.
- 3.** Clubhouse contract; any comment from Mr. Morton – Mr. Morton reported that the contract for the Clubhouse is OK as it stands. Council spoke about our conversation with Mike Walsh regarding the Clubhouse, and the pool hours. Contract has not been signed at this time.
- 4.** PCXI Budget for 2011; printouts available - 2011 Budget was given to Council. Council will hand deliver Budget to all condo owners.
- 5.** Sidewalk cracks noted; by Westview mailbox, in front of 7500 bldg. - Sidewalk in front of bldg. 6600 also needs to be looked into. Mastriana will have someone come out, check the sidewalks and report back to council what needs to be done.

Meeting Adjourned: 8:30pm.

Next Meeting: Council Meeting December 14th - Time: 6 - 7 pm.
General Meeting December 14th - Time: 7 - 8:30 pm.

Present: Rosemary Barat, Andy Kleinman, Charmaine Imburgia, Mastriana Property Management, and several condo owners.

Minutes of the last meeting were read and approved.

Financial Report was given and checks were signed.

John gave financial report. John explained that TD Bank is a reserve account. PNC checking /operating account.

John explained that the gutter cleaning/preventive maintenance for all (27) buildings has been done. John also reported that the invoice for the new **trash fencing** has not been received at this time. (**see financial attached**)

Delinquency Report:

Jon gave delinquency report. There are a few more owners that are on the delinquency report. John explained which condo owners are in court, and which condo owners have paid their back condo fees. Council talked about the ways collection of condo fees work.

Old Business:

1. Follow-up- to letter re 7401 cat-at-large. John Mastriana spoke with owner of the cat, but the cat has been seen out and unattended at least twice since that conversation. Next step?? - John will be sending another letter to the owner regarding this issue.
2. Telephone pole report; Andy - Verizon told Andy that the poles are safe.
3. Status of Clubhouse contract – Council has not been informed about when the new contract will be ready to be signed.
4. Council findings on sidewalk cracks/defects: Charmaine – Council decided to wait until spring to get bids on fixing sidewalk cracks/defects .
5. Council findings on window treatment inspection; Rosemary -Gave John a list of condo's with window treatments that are not in-compliance. John will make phone calls to those units. Once John has spoken to the owners/renters, Council voted to give the owners/renters (6) weeks to be in-compliance with their window treatments.
6. Prep for general meeting. Information was handed out for the general meeting.

Next meeting; January 19, 2011
Time: 6:30 to 9:00pm

Present: Rosemary Barat, Andy Kleiman, Charmaine Imburgia, Mastriana Property Management, and several condo owners.

1. Review of Financial Report By Management; Budget for 2011.

John Mastriana gave financial report. John went over the budget for next year, and explained that Paladin XI is in good financial condition.

Report on Temporary Road; Merchant's Square – Update; Newcomer visitation project; Completion of Deck/Porches project (Rosemary)

1. Rosemary explained that there will be no increase in condo fees for 2011.
2. Rosemary went over the increases in expenses (water, sewer, and trash pick up).
3. Rosemary gave report on Colony North Bridge. Bridge should be completed by March 28, 2011. The temporary road then will be closed off.
4. The new Food Lion at Merchant's Square will open 12/15/10.
5. Rosemary reported the cleaning and painting of the decks/porches at buildings 6600 to 8300 are now completed. In the Spring/Summer of 2011 the buildings 8400 to 9200 will be the next group of buildings be pressure washed and painted..
6. Rosemary went over the Paladin Club XI's Welcome Program. Council is now expanding the program for all new renters.

Request For Help With Committees (Charmaine)

Charmaine explained the need for help on a few committees (Welcome, Landscape, Social Events). No one signed up for any of the committees.

Report on Financial Status (Andy)

1. Andy spoke about recycling, and how it could bring down the cost of our trash in the future if the community would use the recycling bins.
2. Andy spoke about using Washington Gas for 6-8 months (trial) to see if we can lower our electric bills.
3. Andy explained that Council has moved the CDs to another banks in order to get the best interest rate.

Selection of New Council Member For 2011.

Rosemary (President 2010) is stepping down from the Council. Rosemary asked Pat Ferry to please step up to be on the 2011 Council. Pat Ferry accepted. The opening was posted, on one else applied for the opening on the Council. Council will meet at a later date, and decide titles for the three Council members.

Questions From The Floor (owners)

There were a few questions regarding recycling – Andy answered those questions. 8600 building said the front door was not working and the hall window on the second floor was not closing properly. Both of these complaints, were taken and will be taken care of.

Meeting Adjourned; 8:00 pm.