

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; January 16, 2013***

Meeting called to order at 6:05 pm.

In attendance: Mark Ferguson, President; Deb Trala, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and four condo owners.

Council minutes for December 19, 2012, were read and approved. Charmaine Imburgia will email a copy of the approved minutes to Phyllis Trala to be posted on the Paladin Club XI website.

Financial Report: John Mastriana gave the financial report (copy attached). The Artisan's CD's matures January 23, 2013, and a general discussion ensued whereby it was decided that Pat Ferry would handle cashing in the CD and having the proceeds transfer to Mastriana; current CD rates would be investigated for reinvestment of the funds.

Jon Mastriana presented a list of delinquencies and explained the process for payment of the arrearages.

Checks were approved and signed.

Old Business:

- FIOS – The marketing agreement between Paladin Club XI and Verizon cites a payment of \$100 per unit, for a total of \$17,400. The paperwork for this payment has been signed and submitted to Verizon for payment.
- Roofs – R & R Roofing's current assessment indicated four roofs should be replaced with Buildings 7500 and 7900 in critical condition. The estimate for replacing the roof for each building was quoted at \$8,700 per building with discounted rate at \$8,200 per building if all four buildings were contracted. A general discussion ensued whereby it was decided that Buildings 6700 and 7900 should be completed first with the other two buildings completed in early spring.

New Business:

- Water Line Break – Westview Court – Horizon submitted a quote at \$18,500 with Roto-Rooter's quote at \$10,200 to replace 250' of pipe from the main water line not including restoration work on fill and paving. Roto-Rooter was awarded the contract and work was completed in a timely manner.

Richard's Paving submitted a \$3,800 quote to fill, pack and blacktop the area encompassed by the water line repair work. It was decided to move forward with this work.

- The council had received a few complaints about move-out damages and noise issues with a tenant. Jon Mastriana presented the council with a few letters that had been used

for past issues. Jon will send a letter to the owner in Building 8000 addressing the move-out damages caused by their tenant. Jon had called the owner of the unit in Building 7900 to discuss the noise issue from his tenant. The owner explained that the lease was to expire at the end of January and it would not be renewed.

- Condo Fees – Deb Trala asked Jon Mastriana if an online payment system could be structured for condo fees. Jon explained that their system could not provide this service and suggested a Bill Pay account through your own bank account.
- Trash – Joe Schaefer addressed the overflow situation on both the trash and recycle containers. It was decided to increase Waste Management’s pick up to trash pick up to three times a week and the recycle pickup to twice a week. It was also mentioned that a replacement of the two recycle containers by the tennis courts would be in place by the end of the month.

Next council meeting will be held Wednesday, February 20, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 8:03 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; February 20, 2013***

Meeting called to order at 6:04 pm.

In attendance: Mark Ferguson, President; Deb Trala, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and twelve condo owners.

Council minutes for January 16, 2013, were read and approved.

Financial Report: John Mastriana gave the financial report (copy attached). The proceeds from the Artisan's CD's, which matured in January, 2013, will be invested in a Mid-Coast CD at 0.75 percent interest for a one-year term.

Jon Mastriana presented a list of delinquencies and the amount collected in January. Jon also mentioned a new banking policy for collecting delinquencies through the foreclosure process and asked the board's opinion on testing the process. The Council decided that Mastriana could move forward with Unit 7302 first so that the outcome could be measured against the process.

Due to the high New Castle County Sewer yearly bill, John Mastriana suggested that the Council transfer a little more a month into the PNC account to help cover this invoice. The Council decided that an extra \$2,000 per month will be transferred into the PNC account.

Checks were approved and signed. The IRS forms for 2012 were signed.

Old Business:

- FIOS – the paperwork has been e-mailed to Verizon and payment is scheduled for March 1, 2013.
- Roofs – Jon Mastriana indicated that there was a discussion with R & R roofing on the approved work order for the replacement of four roofs. R & R was moving forward with all four roofs during his slow period to keep his workers busy and that he understands payment for two would be at a later date.
- Trash – it was confirmed that trash pickup would be Monday, Wednesday and Friday and that recycle pickup would be Monday and Friday.

New Business:

- Pothole on Westview has been filled.
- Untagged truck has been towed.
- The tree that was down behind Building 8200 has been removed. The stumps are still there.

- Jon Mastriana handed out updated Directories for the Council members and the Welcoming Committee -- Rosemary and Charmaine.
- Jon Mastriana assured the Council that the second visit by Roto-Rooter for the backup in Building 7500 would be covered under the initial work order and there should not be any additional costs.
- Jon Mastriana shared invoices with the Council on dates and times that Eastern Horticultural Services invoiced for snow removal. John Mastriana indicated that part of the current payment included Eastern Horticultural Services' monthly payment for landscaping services.
- Lawsuits – John Mastriana distributed copies of the pending lawsuits against Paladin Club XI to the Council. A discussion ensued in reference to the different suits. The lawsuits are being handled by the Insurance Company's attorney and at this time there is no indication of the status of these lawsuits.
- Hall Cleaning – the Council had received some complaints about the cleaning service for the hall areas in some of the buildings. Jon Mastriana had placed a call to the owner of the cleaning service before the meeting and the complaints had been addressed by 3:00 pm on the same day.

Next council meeting will be held Wednesday, March 20, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 7:50 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; March 20, 2013***

Meeting called to order at 6:00 pm.

In attendance: Mark Ferguson, President; Deb Trala, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and seven condo owners.

Council minutes for February 20, 2013, were read and approved.

Financial Report: John Mastriana gave the financial report (copy attached). There was a discussion on the billing for de-icing from Eastern Horticultural Services and how to monitor the process. It was decided that it would be difficult to monitor and that the Council should take a cautionary approach due to possible litigation from any storm occurrence.

Jon Mastriana presented a list of delinquencies and the amount collected in January. Jon met with Robert Valihura, Esquire, in connection with delinquencies and the processes for collection. Letters to the top five delinquent owners were issued suspending their privileges. Unit 7202 responded and requested a payment plan. It was also noted that once the owners received notice of the suspension, that the Council had the power to tow vehicles parked on Paladin XI Club lands.

Checks were approved and signed. The IRS forms for 2012 were signed.

Old Business:

- FIOS – payment was posted March 8, 2013.

New Business:

- Domain Name Renewal – The Paladin Club XI domain name is up for renewal and a short discussion on the term length was undertaken. It was decided to renew for a three (3) year term at a cost of \$113.97.
- There was a brief discussion on the pot holes at the entrances. Hopefully, when the apartments are completed, Pettinaro will repave the Brandywine Boulevard entrance. The council will keep track on the Westview hole.
- Charmaine Imburgia noted some maintenance issues and Jon asked her for an email listing the issues.
- Andy Kleinman requested the Council to track the declining property values in Paladin and suggested that the Council hire a real estate agent to make recommendations on how to promote an increase in property values. Council member, Phyllis Trala, indicated that hiring a professional was not needed because she has been an appraiser for over thirty years. General maintenance and aesthetics could improve curb appeal, but these items

don't generally equate to increased values. While the Council is invested in the general maintenance and up-keep of Paladin Club XI, there is some concern on spending money without a cost benefit especially with the latest emergency repairs that have been needed. In addition, the assessments for the roofs have indicated that most will need replacement and the focus for expenditures should be centered on major replacements and repairs. In summary, the major component for increased property values in Paladin Club XI would be a major upturn in the overall real estate market.

Next council meeting will be held Wednesday, April 17, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 7:50 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; April 17, 2013***

Meeting called to order at 6:04 pm.

In attendance: Deb Trala, President; Mark Ferguson, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and six condo owners.

Deb Trala announced a shift in the Council officers. Mark Ferguson will take over the Vice-President/Treasurer position and Deb Trala to move into the President position.

Council minutes for March 20, 2013, were read and approved.

Financial Report: John Mastriana gave the financial report (copy attached). John Mastriana suggested opening a separate account (interest bearing) whereby a monthly deposit can be made for the annual New Castle County sewer payment. Mark and Phyllis will open an account with PNC.

Due to personal threats to Mastrianas', the delinquencies report will not be on future Council Meeting Agendas and/or discussed in an open forum. The reports will be shared and discussed privately with the Paladin Council officers and the property management company.

Checks were approved and signed. The IRS forms for 2012 were signed.

Old Business:

- Sewer Back-up in Building 8500 – the council approved the property owner's request (Unit 8501) for reimbursement of carpet cleaning. Deb Trala inquired about the cause of the back-up. The work performed indicated that the pipes had collapsed and needed to be replaced.
- Copies of Leases – a letter to Paladin Club XI property owners was sent in September, 2012 asking owners that rented their units to provide copies of the leases to Mastriana and noted that non-compliance would result in a fine. However, the letter did not elaborate on the consequences of non-compliance and/or the amount of the fine. A discuss on reissuing the letter to owners resulted in a decision to address this issue in the next newsletter.

New Business:

- Building 8000 Move-out Damage – the Council approved the fee quote of \$175 for repainting and post repair that was needed due to tenants moving out.
- Building 8400 Front Door Security – Jon rechecked the door and it appeared to be working properly. Building 7300's latch needed to be replaced, this has been completed. Building 7600 is having a problem and Jon will check the problem.

- Telephone Poles and Rocks behind Buildings 7000, 7100 and 8300 – a discussion on the ownership of the poles and whether there was an easement imposed on the property for these poles was undertaken. Patrick Ferry, former Council member, indicated that the poles were owned by Verizon and the poles served no particular purpose. Pat also informed the Council that he had spoken with the construction manager for the Pettinaro apartments and there was an informal agreement that Pettinaro would remove the poles at no cost to Paladin Club XI; however, the construction manager asked that Paladin disconnect the electricity from the buildings to the poles. The Council decided to move forward with the removal of these poles. The discussion on the removal of the rocks resulted in a decision not to remove the rocks as they are part of the aesthetics of Paladin overall.
- Light Bulb changes on Garages – a property owner has requested that the garages fronting along Edgemoor Road be changed from yellow to white for security purposes due to an incident that had taken place at the liquor store across the road. A discussion on the topic resulted in a decision not to change the color of the light bulbs due to expense and the break in uniformity with the balance of the complex.
- Painting of Windows – a property owner has requested that the Council consider repainting the windows in Paladin Club XI as it has been some years since the windows and doors had been painted. The Council discussed this issue and noted that before making a decision to repaint, there were a few other areas of concern that should be addressed. While windows are the responsibility of each unit owner, the roof and soffit areas are the responsibility of Paladin XI. A suggestion was made to cap the soffits rather than paint. In addition, it was suggested that the Council obtain fee quotes for replacing windows in bulk and query unit owners for interest in replacing the windows. It was noted that the unit owners are responsible for replacement of the windows; however, there might be some interest in replacing rather than repainting windows if the Council could obtain a cost break. The individual unit owners would enter into a contract and be responsible for payment. It was decided that a questionnaire would be included in the upcoming newsletter to ascertain interest in pursuing this project.
- Tree Stump Removal and Replanting – Jon Mastriana indicated that as the weather changes the stumps will be removed. Jon will be scheduling a walk-about on the complex with Eastern Horticultural Services about landscaping issues and replanting.
- Charmaine Imburgia asked about the landscaping repair in front of Building 8700 from the January water line break be addressed. Jon indicated that Eastern Horticultural Services has the work order and will check to see when the work will be completed. Charmaine also requested that the asphalt repair from the same incident be checked for possible remediation due to material protruding from the patchwork.
- Jon has obtained an estimate for curb striping (parking) from Blacktop Sealcoating in the amount of \$550. The council approved the re-stripping estimate. A discussion on the walk-thru areas abutting the depressed curb areas should also be denoted as to prevent cars parking in these areas. Jon to meet with Tom Harkins from Blacktop Sealcoating to

discuss and determine what type of markings. Jon will check back with Council on this item for approval.

Next council meeting will be held Wednesday, May 15, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 7:35 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; May 15, 2013***

Meeting called to order at 6:07 pm.

In attendance: Deb Trala, President; Mark Ferguson, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and seven condo owners.

Council minutes for April 17, 2013, were read and approved as amended.

Financial Report: Jon Mastriana gave the financial report (copy attached). Phyllis noted that an interesting bearing PNC account for the annual New Castle County sewer payment has been set up and the initial deposit made.

Checks were approved and signed. The IRS forms for 2012 were signed.

Old Business:

- Verizon Telephone Poles – the electricity from the building to the poles has been disconnected and Pettinaro has removed the poles.
- Re-stripping Curbs and Walk-thru areas: While the re-stripping for parking on the curbs had been approved at the last Board meeting, the walk-thru area discussion was not finalized. A brief discussion on the type of markings to use for no-parking in these areas resulted in a decision to have Jon meet with Tom Harkins at Blacktop Sealcoating for a few suggestions and report back to the Council.
- Tree Stump Removal & Landscaping walk-about: Jon reported that all the tree stumps have been removed and he is scheduled to meet with Eastern Horticultural Services on Thursday, May 16, 2013. Charmaine Imburgia requested that the Council consider planting in the areas around the dumpsters and asked that the rubber border along the walkway to the mailboxes on Westview Road be reinstalled.
- Repair Work from Water Line Break in January – Jon reported that the lawn area repair for Buildings 8700 and 8500 may need to be sodded. Charmaine Imburgia has agreed to water the area in front of Building 8700. Owner Noel Lloyd asked that the area in front of Building 7300 be added for lawn repair and he has agreed to water.
- Hall repair to Building 8000 has been completed.

New Business:

- Verizon Phone Directories – Deb Trala contacted Jewell Johnson Directory Order Center for Verizon and requested that the phone directories be removed from Buildings 6600 through 9200. In addition, Deb Trala and Phyllis Trala talked with the supervisor for delivery of the directories and requested that Paladin Club XI be excluded from any future deliveries.
- Artisan Bank CD expires May 29, 2013. Mark Ferguson checked into the going rates for CD and reported that the interest rates ranged from 0.75 to 1.25 percent. The 1.25 rate was for Allied Bank. Patrick Ferry indicated that in the past Allied Bank would not issue

a CD to a corporation. Mark will check with Allied Bank to see if their policy has changed. Jon to check with Artesian Bank on their current a one-year CD rate.

- Street & Garage Lights – Owner Rosemary Barat reported that Pole Lights #17 and #18 behind Building 7500, Pole Light D between Buildings 6800 and 6900, and garages abutting Sellers Park are lit during the day. These lights were remaining lit due to tree and/or bush overgrowth which was impeding the photo cells. Jon indicated that the overgrowth has been addressed on Wednesday, May 15th.
- Mark Ferguson has requested Jon Mastriana obtain cost estimates for wrapping soffit and fascia areas on the buildings. R & R Roofing submitted a quote at \$1,510 for buildings and \$525 per garage. The Council decided to move forward asking Jon to request quotes for four buildings at a time, eight buildings at a time, or for all buildings where the roofs have been replaced. The Council also decided to have this done at the same time roofs are replaced in the future.
- Mark Ferguson noted that the repair work completed on Westview Road after the water line break is sinking. Deb Trala noted that the pothole on Westview Road is getting larger. Jon to have Richards Paving to assess the situation and get back to the Council.
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Next council meeting will be held Wednesday, June 19, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 7:01 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; June 19, 2013***

Meeting called to order at 6:03 pm.

In attendance: Deb Trala, President; Mark Ferguson, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and five condo owners.

Council minutes for May 15, 2013, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached)

Checks were approved and signed.

Old Business:

- No Parking Stencil – was approved by Council. The walk-thru areas (depressed curbs) and a few areas between garages will be denoted as “no parking zones”.
- Walk-about – First Phase – annuals were planted and sod installed
- Landscape Committee – Joe Schafer noted that the Landscape Committee was comprised of Rosemary, Stacey, Charmaine and himself.
- Repair Work from Water Line Break in January – The asphalt repair work completed on Westview Road in January is failing. Richards Paving has presented an estimate to infrared the existing asphalt area at a cost of \$2,500. The Council approved the estimate.
- Artisan Bank CD was rolled-over for a one-year term.
- Fascia Wrapping – The wrapping work on Building 9200 was completed and the Council has decided to move forward with the other buildings along the tree line. R & R Roofing has indicated that they may have to adjust their estimate of \$1,510 per building to reflect the amount of work actually required to complete the project. There was a round table discussion on funding the project and it was decided that the remaining balance from the Verizon payment would cover several of the buildings. After that, the Council will need to make a decision on how to budget the balance of the buildings.

New Business:

- Water Issue Unit #8801 – Council inspected the unit and surrounding area before the council meeting and agreed that remediation was needed. A round table discussion ensued and it was decided that Wilbur Eichman would be engaged to investigate the problem and make recommendations to the Council. The Council approved payment for clean-up and repair work completed by Duraclean subject to corrections to the invoice as noted by the unit owner. The Council also approved installation of a deflector on the deck above the patio.
- Water Issue Unit #8602 – Unit owner has requested payment for replacement of approximately 215 square feet of laminated flooring damaged due to a water leak from the window well. Council to inspect the damaged floor, have Wilbur Eichman investigate the issue, and make a decision.

- Run-off from adjacent Apartment Complex – it was noted that during a heavy rain storm, water was pooling on Paladin Club XI lands adjoining Pettinaro’s new apartment complex. Conversations with Pettinaro’s construction manager indicated that there would be a bio-swale between the properties which would handle the water in the future.
- Dog Issues – there were several complaints from owners about dogs not leashed on the Paladin property. It was noted that it is a State law and a Paladin Club XI rule that dogs be leashed. Jon Mastriana to remind the appropriate parties of these laws.
- Delcollo will be conducting its annual fire alarm test on Wednesday, Thursday and Friday of the upcoming week after 10:00 am.
- A unit owner has requested approval of a sliding screen door which will match the color of the trim. Council has requested more information before making a decision.

Next council meeting will be held Wednesday, July 17, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 7:43 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; July 17, 2013***

Meeting called to order at 6:05 pm.

In attendance: Deb Trala, President; Mark Ferguson, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and seven condo owners.

Council minutes for June 19, 2013, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached)

Checks were approved and signed.

Old Business:

- The Roy West Estate has been recorded in the Register of Wills and pertinent information as to the heir and the local legal representative has been passed on to Paladin Club XI's attorney. A detailed invoice of the condominium fees that are in arrears will be sent to the appropriate parties.
- Walk-about – Second Phase – Jon and the landscaping committee met with John Winterbottom and created a list for the landscaping work to be addressed. Eastern Horticultural Services to provide an estimate for approval.
- Water Issue – Unit #8801 – The deflector has been installed. Wilbur Eichman found a blockage in the drainage pipes which resulted in the replacement of 14 feet of piping. The downspouts will be reattached since the problem was in another area. There was a discussion about relocating the condensation line that was installed onto the patio and directed to the patio's drain. President Deb Trala to call the unit owner and discuss the options presented by the Council.
- Water Issue -- Unit #8602 – the damaged laminated floor has been replaced. The source of the water problem in the window wells was from a clogged downspout, which has been addressed.

New Business:

- Water Line Break in front of Building #8200 – Mastriana called Roto-Rooter to assess the situation and Roto-Rooter then called the City of Wilmington. The City acknowledged responsibility for the repair and the necessary work to rectify the situation. The repair was completed and Pat Ferry indicated that someone had parked in the replaced blacktop area before it was completely set. Pat placed orange cones around the area to prevent further intrusion until the blacktop has cured.
- Roof -- Unit owners in Building 7000 informed the Mastriana about water problems apparently from the roof. R & R Roofing inspected and indicated that a new roof was warranted. R & R Roofing started work on the roof and it was noted that Paladin Club XI had the shingles replaced the roof on this building in 2008. R & R Roofing to

complete the installation of the new roof and absorb the cost for the portion that had been replaced in 2008.

- Unit 6706 owner has requested assistance with payment on the interior repairs from the roof leak in Building 6700. The Council has requested a copy of the paperwork detailing the repair work and photographs if possible before a decision will be made.
- Unit Noise – There were two complaints lodged with the Council about noise coming from the unit above due to the installation of hardwood flooring. The council has discussed the sound problems resulting from hardwood/laminate floor installations and the owners beneath these units and have come to the conclusion that moving forward we will prohibit installation of hardwood/laminate floors in any unit on the second or third floor levels. To that end we will endeavor to change the Rules and Regulations of Paladin XI to reflect this decision.

Any unit that has installed a hardwood/laminated floor and have sound complaints lodged against by the any unit holder will be sent a violation letter from Council asking them to rectify the situation. A hefty fine will initially be imposed with an additional per month fine to be determined to any unit owner unwilling to comply with the above.

- Pet Signs – Due to several complaints from owners about dogs not leashed on the Paladin Club XI property, the Council approved placement of several signs reminding residents that it is a State law that dogs be leashed with a fine of \$50 noted. The Council will make a decision on the areas and number of signs once the actual costs has been determined.
- R & R Roofing has submitted a revised estimate to wrap fascia on the building at a cost of \$2,245 with a discount of \$200 for four or more buildings. The Council decided to have five buildings completed using the balance of the Verizon monies. The suggested buildings are 8400, 8500, 8600, 8700 and 8800. The Council will inspect the area along the wooded area and make a decision.
- Newsletter – Jon Mastriana provided the Council with a draft copy of the Paladin Club XI summer newsletter for review and approval. The former council members have volunteered to distribute with a “big thank you” from the current council members.
- Charmaine Imburgia asked the Council to look at the common area carpeting in Building 7900 as it is showing signs of wear and tear. Council will inspection and make a decision on replacement.
- Deb Trala talked about replacing decking and stair areas that were showing signs of “checking”. This was tabled for further discussion in the future.
- Charles Walker asked the Council to address a parking problem between Garages 435 and 436 on Westview Court. The area between the garages is not large enough to accommodate a vehicle without intruding into the garage openings. The Council decided to have a “no parking sign” installed.

Next council meeting will be held Wednesday, August 21, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 7:40 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; August 21, 2013***

Meeting called to order at 6:05 pm.

In attendance: Deb Trala, President; Mark Ferguson, Vice President/Treasurer; Mastriana Property Management; seven condo owners; Samuel L. Guy, Executive Assistant, New Castle County; and Charles Potter, Jr. , Representative 1st District, House of Representatives, State of Delaware.

Council minutes for July 17, 2013, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached)

Checks were approved and signed.

Old Business:

- Asphalt repair from water line break – Building #8200 – this repair work has been scheduled for August 26th.
- Decision on wrapping on Buildings 8400, 8500, 8600, 8700 and 8800 – it was decided that a second estimate would be obtained before moving forward with the work.
- The hardwood floor issue was tabled for the September meeting.
- Pet Signs – Pat Ferry will obtain the pet signs; Council will make final decision on placement and Mastriana will handle the installation.
- 8801 Water Damage – mitigation of condensation line – installation to occur Thursday, August 22, 2013.
- 6706 Damages – leak issue has been addressed and invoice has been paid.

New Business:

- Building #6900 – Statewide to address the repair work needed in the hallway from the move-in of a new tenant.
- Shattered Glass Door – Unit #8902 – originally, it was thought that this shattered window was from a break-in of the unit. President Deb Trala spoke with owners who indicated that the police officer who investigated the possible break-in said that it wasn't a break-in; but looked like the glass just broke.
- A meeting with R & R Roofing has been scheduled for Wednesday, August 28th to discuss their error on Building 7000.
- Patio on 8701 – there are cracks in the floor and Mastriana will look into.
- Trees – a suggestion from the floor was given about having a professional tree company inspect the trees and landscaping for issues that needed to be addressed.

Next council meeting will be held Wednesday, September 18, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 7:20 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; September 18, 2013***

Meeting called to order at 6:05 pm.

In attendance: Deb Trala, President; Mark Ferguson, Vice President/Treasurer; Mastriana Property Management; and eight condo owners.

Council minutes for August 21, 2013, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached)

Checks were approved and signed.

Old Business:

- Decision on wrapping on Buildings 8400, 8500, 8600, 8700 and 8800 – second estimate was received from East Coast Solutions at \$2,100 per building plus three garage units. Council approved the East Coast Solutions estimate.
- Hardwood floor and noise complaints – Michael P. Morton, Esq. to mail letters to owners of Units 6904 and 8002 whereby the owners will be given 30 days to either install wall-to-wall carpeting over the hardwood flooring or remove such flooring and install wall-to-wall carpeting over the base floor.
- Pet Signs -- Council will provide Jon with map of the complex indicating placement of the pet signs and Jon will handle installation.
- 8801 Patio and Condensation line – Chris Vitalo noted that the PVC pipe did not appear to be connected to any interior pipes. Council discussed next step and President Deb Trala to contact Jack Falco about going through the interior of his unit to connect.
- No Parking sign between Garage Units #435 and #436 on Westview Court has been installed.
- Unit #8701's Patio – cracks have been filled.

New Business:

- Buildings #7100 & #7200 – downspout issues – R & R added elbow from upper into the lower to redirect water. Owners will keep the Council posted on any future issues. There was also some discussion about trimming the tree that is located in the corner of both buildings. Council to inspect the current fix for the gutters and the tree.
- Snow Removal – Eastern Horticultural Services presented the 2014 Snow Removal Estimate and it remained the same as 2013. Council approved.
- AC wiring for Unit #7103 – Horizon has completed the work.
- Verizon cable wire for Unit #6904 is attached to the outside (rear) of Building #6900. Jon to call Verizon.
- Owner for Unit #7501 asked the Council to take a look at his patio steps for either repair or replacement. Council to check on it.
- Unit #8505 has been sold at Sheriff's sale. Jon noted that Paladin Club XI had already submitted the paperwork for the delinquent condo fees to the appropriate party. Jon

indicated that Paladin Club XI will receive approximately six months of the delinquent condominium fees when the proceeds of the sale have been disbursed.

- A suggestion from the floor was made about topping the arborvitaes. Jon to get quote from John Winterbottom.
- Unit #7306 – owner reports that the railing on his deck needs to be replaced. Council will inspect and make a decision.
- Mark Ferguson made a comment about the nails in the garages popping. Council to inspect and make a decision.
- An owner from Building #7300 asked Council to inspect the carpeting and hallway smell in the building. Council to inspect and report findings.
- There was a question from the floor asking Council on when the annual budget would be complete. Council responded that they had a meeting set up to start work on the budget and would be on target to complete in the appropriate time frame.

Next council meeting will be held Wednesday, October 16, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 8:05 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; October 16, 2013***

Meeting called to order at 6:05 pm.

In attendance: Deb Trala, President; Mark Ferguson, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and seven condo owners.

Council minutes for September 18, 2013, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached)

Checks were approved and signed.

It was noted that a M & T Bank CD would mature on November 6, 2013. Mark Ferguson will investigate current rates being offered in order to purchase another CD.

Old Business

- Building 7000 roof – Council inspected the roof and are not happy with the seam down the middle. Jon will speak with R & R about correcting the roof.
- Building 7100 & 7200 – Council has inspected the corrected downspouts between buildings and the tree in the corner. A decision was made to go with the elbow fix for now; keep an eye on it and move forward with trimming the tree.
- Hardwood Floor – Noise Complaints – If the unit owners do not agree to removing hardwood floor and covering with wall-to-wall carpeting, then the issue would need to be filed in Chancery Court and the Council has been informed that this is a costly endeavor. President Deb has spoken with the attorneys in her firm and if settled before action is finalized, Paladin XI would be responsible for attorney fees. Council needs to establish a policy and amount for fining and move forward with levying a fine on non-compliant owners before any Chancery Court action. Pat Ferry suggested citing the noise disturbance policy and calling New Castle County police. Jon will speak with the President of PCMA and obtain their fining schedule for the Council's review. Robert J. Valihura will structure the resolution for Council's approval. The procedure and fining schedule will be the next step after the resolution has been approved.
- Building #6900 – Verizon Wire on outside of the building – Jon contacted Verizon – no response; Jon will try again.
- First phase of wrapping completed – Mark to check

- Pet Signs – have been installed

New Business

- Brick Column and fence between Building #7500 and #7600 has been completed;
- Unit #7501 – patio steps – it is on Chris’s list.
- Topping arborvitaes – Eastern will be on complex next week – Paladin Club has a “credit” from weeding and Eastern to work within that time frame and expense. Charmaine indicated that there were more bushes that needed cutting.
- Unit #7306 – railing – on Chris’s list.
- Garage – nails hammered by Chris
- Building 7300 – hallway – Council missed inspection – Unit 7302 – Council would like to inspect the interior of this unit.
- Cleaning of hallway – Jon to call and register a complaint with cleaning company (Pride Clean).

Questions from the Floor

- Unit 7301 – There has been a shower leak from upper unit (7303) into first level unit. Unit 7303 owner submitted a claim their insurance company and the insurance company response was that they didn’t cover third-party agreements; therefore, Allstate will not cover the cost of \$800. Unit 7301 owners looking for some type of recourse due to Paladin Club XI’s policy that notes leaks from upper units are the responsibility of the owner for these units. Several suggestions were made and it was agreed that the Unit 7301 owners need to contact the Insurance Commission and/or file a complaint in small claims court.
- Behind 8100 building – Sycamore tree has a dead branch that needs attention.
- Building 6900 – Roy West/Unit 6905 –no news; might be listed for sale; lien on unit

Next council meeting will be held Wednesday, November 20, 2013 from 6:00 to 8:00 pm.

Meeting adjourned at 7:30 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; November 20, 2013***

Meeting called to order at 6:00 pm.

In attendance: Mark Ferguson, Vice President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and four condo owners.

Council minutes for October 16, 2013, were read and approved as amended.

Financial Report: Jon Mastriana gave the financial report (copy attached).

M & T Bank CD cashed and will be deposited in Mid-Coast Bank.

Checks were approved and signed.

Old Business:

- Building #7000 Roof – R & R Roofing indicated that they would do whatever is needed to rectify the situation.
- Hardwood Floor – Resolution received from Robert Valihura and approved by the Council. PCMA's fining policy depends on the complaint. They generally start with \$50 per month and after sometime if not addressed, they will send a letter and implement a daily fine. Unit #6904 owner has moved forward with installing carpeting. Darryl has indicated that he would comply; however, the Council is not sure of his timing. Council will check with Darryl on timing for installation of the carpeting.
- Wrapping – Mark did inspect the wrapping on the buildings and was very pleased with overall job. However, he has some concerns about openings along the roof line. Jon to check with Eric; if not, he will get someone to do the work.
- Building #6900 – Verizon Wire – Jon talked with someone at Verizon; they indicated they would issue a work order. Phyllis to check to see if completed.

New Business:

- Budget – Jon indicated that the Council has met and went over each line item; however, it will need to be finalized and approved by Council. Phyllis asked about the insurance policy and the industry wide increase is generally running around 8%. Paladin Club XI's; current insurer will be cancelling the existing policy. State Farm has indicated that they would like to bid. Charmine questioned whether the Council would consider self-insured. John Mastriana discussed the overall market and insurance company's reluctance to cover condominiums. Mark asked about the other Paladin councils and their carriers. Jon indicated that all of the Councils are having the same problems.
- Annual Meeting – Elections – While the current Council is willing to serve another year, if anyone is interested in running for office please contact Jon Mastriana. With the installation of the current council it was decided that terms would run one, two and three years to eliminate the need to elect a new council each year. At this time, there is only one position open for election.

Questions from the floor:

There was a question concerning the number of owners who are delinquent on their condo fees. Jon indicated that there were nine delinquencies over 90 days.

Unit #7402 – It was noted that there is a Dwarf Spruce that needs to be removed and there is an arborvitae at the corner of Building #8000 that should be removed.

The Council clarify that the Landscaping Committee Members are Charmine, Pat and Joe.

Building 9000 – There was a window broken during a late hour fight in the hall. Jon had the window covered with plywood and the glass has been ordered. Jon noted that no one called the police on this matter.

Building 7300 – a unit owner noted that the key pad seems to be working but is not releasing door. Jon to have it checked.

Happy Thanksgiving



Next council meeting will be held Wednesday, December 18, 2013 from 6:00 to 7:00 pm.

Annual Meeting from 7:00 to 8:00 pm

Meeting adjourned at 7:13 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; December 18, 2013***

Meeting called to order at 6:10 pm.

In attendance: Deb Trala, President; Phyllis Trala, Secretary; Mastriana Property Management; and seven condo owners.

Council minutes for November 20, 2013, were read and approved as amended.

Financial Report: Jon Mastriana gave the financial report (copy attached).

Checks were approved and signed.

Old Business:

- Hardwood Floor – Unit #6904 has installed wall-to-wall carpeting. Unit #8003 is indicating that removal of the hardwood floor and installation of the wall-to-wall carpeting would be costly and has offered to install basic area carpeting (covering the majority of the floor area with marginal area open along the perimeter of the room). Council has decided to approve with a caveat that if the noise issue is not resolved with this installation, Darryl McEwen is still responsible for a resolution to the issue.
- Building #6900 – Phyllis did not check; will do so
- Budget – Final insurance cost for Paladin Club XI at \$43,000 per year. The buildings are older and maintenance costs have increased. For the most part, the majority of the line items remained stabled with a few adjustments for projected costs. Therefore, a small increase in condominium fees was implemented. Mailings with the new budget sent to owners at the end of November.

New Business:

- none

Questions from the floor – none

Next council meeting will be held Wednesday, January 15, 2013

Meeting adjourned at 6:40 pm.

***Paladin XI Condominium Annual Meeting
Paladin Clubhouse; December 18, 2013***

Meeting called to order at 7:04 pm

In attendance: Deb Trala, President; Phyllis Trala, Secretary; Mastriana Property Management; and seven condo owners.

President Deb Trala and Secretary Phyllis Trala presented a brief introduction of themselves. Treasurer/Vice President Mark Ferguson was absent.

John Mastriana presented the year-to-date income and expenses statement; budget information along with an overview of the reserve funds for Paladin Club XI

President Deb Trala gave an overview of the operational items during the past year (2013) along with possible projects for the upcoming year (2014) as follows:

2013 Overview

If there were a calendar of the elements this would have been the year of Water! Water damage, rain, rain and some more rain damage. We started the year with a water line break on Westview and continued to fight little battles of water damage in units ending with a water line break that thank goodness the City took ownership of.

Along with the usual yearly maintenance on the common areas, we did manage to get a few pet signs up alerting everyone to keep their pets leashed and to poop scoop. There was a refresh of the curb striping, adding of no parking stencils for the depressed curbs for our handicap neighbors.

We (with a little help from Joe another past council member) finally managed to get a schedule for recycle pickup that seems to be working.

Pat (former past President) coordinated with the Pettinaro work crew and some old eye-sore telephone poles were removed between Paladin and the new apartment complex.

The Council managed to replace six roofs leaving eight roofs out of the 27 buildings still in need. We started a project of wrapping the fascia on the buildings in an effort to control the carpenter bee problems and eliminating a need for painting. As part of the bid our contractor added three garages for each building we wrapped. There is a plan to continue this project until all buildings are completed.

We are endeavoring to manage some unit sound complaints and resolution to these complaints.

As always, through efforts by our energizer bunny management company collection of delinquent condo fees continue. I defray to Jon for a summary to that end.

2014 Plans

As mentioned before, we are planning on a continuation of the wrapping of the fascia of the buildings in an effort to control the carpenter bee problem.

An inspection of all decks for rotting wood with possible repainting and/or power washing will be an item of consideration.

We have some other projects in mind but it will be contingent upon snow expenses in the first quarter of 2014.

Jon Mastriana presented delinquency totals to date with ten units at 90 days equating to approximately \$23,000. He also noted that condominiums now have a new legal tool, which gives the Council the right to foreclose on owners for past due condo fees.

Questions from the Floors:

Pat asked about the water bill expense for 2014 and the Council noted that the year-to-date total water costs (end of November) were utilized to calculate the projected costs for the upcoming year.

Meeting adjourned at 7:15 pm.