

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; January 15, 2014***

Meeting called to order at 6:05 pm.

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

Council minutes for December 18, 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 #8003 – carpeting is scheduled for this week; waiting to see if this will help the situation; discussion on noise levels and respect for others living in the building. It was decided that this would be a topic for the next newsletter.
- Hardwood Floor Resolution – The Council approved the hardwood floor resolution.
- Mark Ferguson List – update on list of items to be addressed; spring type work; will address these issues when the wrapping is completed in the future.

New Business:

- Landscaping Committee – The Council requested the landscaping committee to consider scheduling the walk-around for potential Spring landscaping projects early in April.
- Unit #8701 – It was brought to the Council attention that the patio/sidewalk concrete has lifted. It appears that there is a water issue at corner of building. Unit owner tunnels at bottom of window sill. Chris Vitalo did address the guttering at this corner. It will be added to the Spring list of potential projects.
- Potential Projects for 2014 – The Council would like to continue wrapping more buildings in the Spring. Council will do a walk-around for hall carpeting and hall conditions; decks and patios; power washing and painting when the weather breaks.
- Charmaine noted that some of the sidewalk along Westview Court has lifted. Council will check when they do their walk-around.

There was a round table discussion on delinquencies and collection and the new legal tool of foreclosure. Jon Mastriana reported Paladin VIII implemented a recent foreclosure for delinquent condo fees.

Questions from the floor:

Charmaine noted that there are automobiles with business signs. She is not sure, but thinks it maybe Unit #8405.

Trees need to be removed at Building #8400 -- landscaping committee to check.

Steve Dutko noted snow removal has been good.

Next council meeting will be held Wednesday, February 19, 2014.

Meeting adjourned at 7:15 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; February 19, 2014***

Meeting called to order at 6:10 pm.

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

Council minutes for January 15, 2014, 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 #8003 – carpeting has been installed. Hopefully, this will resolve the noise complaint from lower unit.
- Hardwood Floor Resolution to be mailed out to owners. There was a discussion on noise levels in general and again it will be a topic for the next newsletter.

New Business:

- Pat Ferry questioned the reserve balances from January to February and whether operational expenses are inadvertently being paid from the wrong accounts. Jon Mastriana to look into the issue and report back.
- It was brought to the Council's attention that a reserve study needs to be completed every five years. Pat Ferry volunteered to speak with Mike Walsh, who had completed the last one in 2009 and report back to the Council.
- Potential Repairs for Spring:
 - Stonewall on Westview
 - Potholes throughout
 - Asphalt on Park Court – pipe might have broken (frozen)
 - Entrance to Westview – potholes
 - Blacktop in the overall on community; sealing blacktop (recoating)
 - Area that had the water line break on Westfield needs attention
- Unit owner #6604 has request to add tacky strips on deck stairs. Council has approved this installation.
- A discussion on the threshold for moving forward with the foreclosure option for delinquent accounts resulted in a decision that anything over \$5,000 would be a definitive and anything close to approaching the \$5,000 number would be discussed before moving forward. At this point, the Council will be issuing letters to the two highest accounts notifying them of the legal tool available to Paladin Club XI for collection of fees.

Questions from the floor:

Buildings #7100 - #7200 – Joe Schaefer asked about trimming the tree between these buildings and this item to be added to the Spring clean-up list.

It was noted that there is move-out damage to the halls in Building #7200 from Unit #7205. It was decided to wait until the unit becomes occupied again before moving forward with repairs.

It was also noted that there is some tree limbs down around Building #7500; Jon Mastriana to check.

Next council meeting will be held Wednesday, March 19, 2014.

Meeting adjourned at 7:40 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; March 19, 2014***

Meeting called to order at 6:00 pm.

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

Council minutes for February 19, 2014, were read and approved.

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

The Council had a discussion on snow removal payments and it was decided to pay the current amount due at \$17,000 (see further discussion below). Checks were approved and signed.

Old Business:

- Hardwood Floor Noise Issue – Jon Mastriana did inspect Unit #8302 and it does have carpeting and padding. Moving forward, the Council has decided it would like to inspect the carpeting being installed over the hardwood floor.
- Reserve Study – Pat Ferry has made contact with Mike Walsh about updating the reserve study and he has agreed to complete at no cost. He indicated that he was extremely busy and would not be able to get to it for a couple of months.
- Landscaping walk-around is scheduled for April 10th at 9:00 am.

New Business:

- Building #7200 – recent storm did damage to the roof, downspout and guttering, along with one window. R & R replaced one-quarter of the roof and new guttering along with reinstallation of the old downspout.
- Noise Complaint –Unit #8404 has filed a complaint about the noise level from Unit #8407. A letter dated November 14, 2012, was mailed in referenced to the noise level and it was recommended that the owner install area rugs. Jon Mastriana to mail another letter outlining the new resolution and putting the owner on notice that the next step would be installation of padding and wall-to-wall carpeting.
- Snow Removal – The actual costs for snow removal this season at \$106,400 is over-budget and a discussion resulted in paying a portion of the current invoice and borrowing the balance from the reserves account for payment of the balance. This reserve loan amount will be paid back to the reserves account throughout the year.
- Council to schedule walk-around for grounds and hall issues.

Questions from the floor:

- Joe Schaefer noted that the tree was to be trimmed prior to the storm and contractor did not comply in a timely manner and now there is major damage. It was suggested that we would look into another contractor. Joe Schaefer asked about submitting the invoice for his window replacement for Council's consideration and Council requested that he submit his invoices at the April meeting.

Next council meeting will be held Wednesday, April 16, 2014.

Meeting adjourned at 6:55 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; April 16, 2014***

Meeting called to order at 5:55 pm.

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

Council minutes for March 19, 2014, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Landscaping Committee – John Winterbottom provided an estimate for the items that the Landscaping Committee noted during their walk-around. Joe Schaefer noted that most of the items were part of a wish list; however, he recommended that the vine and saplings cutbacks along the side of Building 8400 be completed first (cost of \$788). Second priority would be soil and seeding in various areas.
- Noise Issues – Maria Ranieri (Unit #8001) has registered another complaint about late night noise levels and the Council decided that at this point that there was not much more that could be accomplished through the Paladin Club XI rules and regulations. It was decided to issue a letter to the Ranieri's explaining the Council's position.
- Joe Schaefer submitted invoice for reimbursement of the expense for replacing his window from a prior storm. Council approved payment.
- Repayment of Reserves Loan – Council discussed how much the payment should be. It was decided that we would start with a monthly amount at \$2,500 and would evaluate the payment plan monthly. It was also noted that the contingency fund could be used and the Council decided to wait until later in the year before utilizing that option.

New Business:

- Noise Complaint –Unit #8404 has filed another complaint about the noise level from Unit #8407. A letter dated November 14, 2012, was mailed in referenced to the noise level and it was recommended that the owner install area rugs. Jon Mastriana to mail another letter outlining the new resolution and putting the owner on notice that the next step would be installation of padding and wall-to-wall carpeting.
- Jon Mastriana presented an estimate for concrete repair work throughout Paladin Club XI and Council gave approval to move forward.
- Stacey Ott Back requested a temporary handicap parking space in front of her Building #8000. Council approved.
- A request for exterminating around the buildings has been received and Council approved the work.

- The Council approved incorporating the hardwood floor resolution into the Paladin Club XI Rules. Jon Mastriana will copy and mail out to owners and have the new rules posted on the website.

Questions from the floor:

Joe Schaefer noted Unit #8102 has car wheels rims lying on his patio. Council will check it out.

Pat Ferry noted that the door window replaced on Building #9000 is still white. Jon Mastriana to have Chris paint it.

Next council meeting will be held Wednesday, May 21, 2014.

Meeting adjourned at 7:00 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; May 21, 2014***

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 six condo owners.

Council minutes for April 16, 2014, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Landscaping Budget – After the monthly payments for standard work are calculated, there is a balance of \$6,087.44 for other landscaping projects. Eastern Horticultural has presented an estimate for planting in the trash containers' area at a cost of \$300. Council approved this work.
- An Artisan's Bank CD expires at the end of May. Council discussed the different rates and time frames being offered with other Banks and decided reinvest the monies in a 24 month CD at Mid Coast at a rate of 0.07 percent.
- Deb Trala presented Jon Mastriana with pictures of walkways throughout Paladin Club XI that were in disrepair and requested estimates on the repair work for Council's consideration.
- The Verizon wire on Building #6900 is still on the outside of the building (rear). Council discussed the next steps for dealing with Verizon. Jon Mastriana will contact Verizon again to discuss the issue.

New Business:

- Brandywine Boulevard – There have been some complaints about the apartment complex tenants running the stop signs at the intersection of Pleasant Court. Jon Mastriana suggested that the Council request a police present for a few hours to deter the violators. Pat Ferry had spoken with Mike Walsh from the Pettinaro group about this issue and received positive feedback about installing speed bumps. Council decided to wait until next month to see if the Pettinaro group will be addressing this issue.
- Barbara Mitchell has requested repair work on the interior of her unit (Unit #8303) from the Council and is claiming that the damage was from an exterior problem. Council wants to monitor the stains to see if there is any further damage and Mark Ferguson has agreed to inspect the damage and report back to Council.
- Council discussed items that will be included in the spring newsletter.
- Building #8400 has missing shingles and R & R Roofing has reported that the roof should be replaced. The estimate provided to Council is higher than previous work and it was decided to obtain bids from other roofing companies to see if the bid is competitive with the current market. If the Council does decide to have R & R Roofing complete the work, they would also like to have the roof on Building #7000 corrected.

Questions from the floor:

Carpenter bees on Building #9000 – Council has indicated that this building would be in the next phase of wrapping which will probably be in the fall.

The intercom Instruction note for Building #9000 was not replaced after repair work on the entrance door. Jon to have Chris tack up a replacement.

Noel asked about the drain that collapsed in front of Building #8700. Deb Trala indicated that this work would be done during the first week of June.

Dee (Unit #7402) noted that during heavy rains there is a water problem around her patio spilling over the wall whereby the drain is not always keeping up with the amount of water. Council requested that Jon have someone look into what may need to be done to correct the situation.

Pat Ferry and Phyllis Trala noted flyers inside their buildings and asked other residents if they had noticed flyers being distributed inside other buildings. There was a discussion on changing the universal passcodes and it was decided to have this completed when the fire alarm testing takes place.

Next council meeting will be held Wednesday, June 18, 2014.

Meeting adjourned at 7:49 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; June 18, 2014***

Meeting called to order at 6:10 pm.

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

Council minutes for May 21, 2014, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Jon Mastriana reported that the Verizon wire on Building #6900 is no longer there.
- Brandywine Boulevard – Pat Ferry did talk with Mike Walsh about the speed bumps – he reported that they were still on the radar; but they have not been able to get to them at this time.
- Roofing estimates (Building #8400) – Jon Mastriana obtained three estimates ranging from \$9,500 to \$12,973 with East Coast Solutions and R & R Roofing within \$110. Council discussed options between the two lower bids and decided to give the contract to R & R Roofing with the understanding that they address the correction on Building 7000.
- Unit #8303 – Mark Ferguson inspected the water damage and reported that the exterior bricks should be repointed. He indicated that there was no drywall damage to the interior; however, there was some interior staining which needs priming and repainting. Council noted that interior paint was the responsibility of owner.

New Business

- Unit #8206 – Chris Vitalo inspected the window sill and can repair; however, he also suggested the exterior bricks be repointed before completing the interior work.
- Mulch around the HVAC units – John Winterbottom indicated that there was one more building where the bushes still needed to be trim. Jon Mastriana spoke with him in reference to the heavy mulching around the HVAC units and he is willing to make the necessary adjustments where needed. Council will create a to-do list.
- Tree in front of Building #9000 – Kerns noted that it is stressed, but not dying. He suggested keeping an eye on it and in the fall suggested a deep-root heavy fertilizing. He noted a totally dead tree at Building #6700 and he will take care of it next week.
- Unit #8505 owner has finally been evicted and Council signed off on paperwork to submit to the Bank for collection of delinquent condo fees.
- Jon Mastriana noted that concrete work has been repaired and the stone walls at the Park Court entrance have been repaired.
- Since Deb and Phyllis are going to be out of town on August 20th, the August Council meeting will be on Tuesday, August 26, 2014

Questions from the floor:

Unit #8602 – has experienced water issues from a recent heavy rain. Jon Mastriana reported that the gutter was clear; however, the elbow was blocked and the water drained down the wall and filled up the window well. President Deb Trala explained the new rules about hardwood flooring not being allowed in any of the condo units and therefore, the Council could not participate in replacing/repairing the damaged hardwood floor. However, she did indicate that the Council would be willing to install carpeting. Since the downspout was not totally cleaned out, Jon Mastriana will speak with R & R in reference to their responsibility for a portion and/or all of the repair work costs. There was also a discussion about replacing the window frame with glass bricks in order to prevent any future water issues. Jon Mastriana to obtain some fee quotes for Council's consideration.

Patios #7402 and #7401 – during heavy rains, there is water running over the walls and the drains are not handling the amount of water. Council discussed several options and will be seeking a permanent solution to this issue.

Unit #7403 – hardwood floor noise complaint from #7401.

Next council meeting will be held Wednesday, July 16, 2014.

Meeting adjourned at 7:35 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; July 16, 2014***

Meeting called to order at 6:13 pm.

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

Council minutes for June 18, 2014, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Verizon wire on Building #6900 – President Deb Trala called Verizon about the wire and did not get to speak to a manager; however, after numerous phone calls with no response it was decided to move forward with an alternative solution. Jon Mastriana has prepared a flyer showing the current situation with a note indicating that the wiring is against Paladin Club XI rules and regulations to be sent to the owner of the non-compliant unit.
- Unit #8602 – solution for the bedroom window that leaks during heavy rain from the window well. Jon indicated that the glass-block window is against County Code and has presented the council with an alternative solution. Council requested that Jon get approval from the owner before processing the work.
- Patios #7401 and #7402 – Jon had Roto-Rooter look at the piping in the area adjacent to the patios and they made a suggestion to jet the water out to Brandywine Boulevard. Council decided to move forward with this work. Unit owners to report back to Council if the water issues are not resolved by this work.
- Unit #8304 – Noise Issues: Jon spoke with owner and the tenant is moving out. The owner informed Jon that the new tenant will be responsible for placing area rugs in the unit. The owner of a first floor unit in Building #7400 requested Council to make a rule that owners/tenants not hang out in the bathroom because of banging from above unit. Council noted that they had no power to police this issue and/or to create a policy to this effect.

New Business

- There is a “no parking sign” that is missing in front of Building #8400. Jon will look into reinstalling the sign.
- Unit #8401 – Unit owner has again issued a check with profanity written on it. Jon is going to pass the information onto Paladin Club XI’s attorney (Michael P. Morton).
- Lock on Building #9000 – one of the owners has requested a new entry knob on the front door. Jon to have a locksmith check to see if it can be fixed before replacing the lock.

Questions from the floor:

Lock Box on Building #8400 – The lock box is attached to the door knob and Jon will call the realtor and inform him of the Paladin Club XI rules whereby this is not allowed.

Charmaine noted the sidewalk repair behind Building #8700 has impacted some of the bricks on the patio. Jon has submitted a work order.

One of the residents noted that cars speed thru Pleasant Court and requested that the Council consider installing speed bumps and/or a stop sign. Council will take this under consideration.

Next council meeting will be held Tuesday, August 26, 2014.

Meeting adjourned at 7:25 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; August 26, 2014***

Meeting called to order at 6:00 pm.

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

Council minutes for July 16, 2014, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Missing Parking Sign in front of Building #8400 – Jon Mastriana reported that the sign has been replaced.
- Lock on Building #9000 – The lock cylinder was removed, rekeyed, and appears to be working at the moment.
- Pleasant Court Speeding – Council inspected the area between Westview Road and Pleasant Court for a possible placement of a stop sign. It appears that the only point along this drive whereby the sign would have visibility would be in the middle of the block. This placement did not seem to be a logical stopping point and the Council has decided to table the issue and monitor the need for the stop sign in this area.
- Window Repair for Unit #8602 – Jon Mastriana noted that he has attempted to contact owners for their approval of the proposed repair work several times with no response. Since there has been no response from the owner, the Council requested Jon to notify the owner that we will be moving forward with the suggested repairs.
- Hardwood Floor Complaints – Unit #8404 in reference to Unit #8407 – there has been several types of communications in reference to this issue. Jon has spoken with the owner of the unit and she has indicated that she is willing to comply. Unit #8304 in reference to Unit #8306 – tenant has served the owner with her intent to break the lease based on noise and nuisance issues from the above unit. Again, Jon has had several communications with all parties in an attempt to resolve the differences. From the correspondence and phone calls, it is evident that the complaints are more than noise from hardwood floor installed in Unit #8306. President Deb Trala has spoken with the owner of Unit #8304 and indicated that the Council could not address anything beyond the hardwood floor issue.

New Business

- Unit #6702 – This unit is delinquent in its condo fees and appears the owners are parking a total of three cars. The Council has decided that a letter for non-use of the commons areas is warranted at this time.

- Architectural Applications – Units #7505 and #7602 have submitted architectural applications for replacement windows. Both have been approved with the condition that the replacement windows MUST have a similar appearance to the original window installation.

Questions from the floor:

Noel Lloyd requested that the Council consider cleaning the hallway carpeting in the buildings. The Council discussed the costs and timing for this request and decided that the best time would be in the spring. Council will also inspect all the building hallways and create a list for those buildings where carpeting needs to be replaced.

Jon Mastriana reported that the first floor hallway carpeting in Building #7000 has been saturated a few times. Since this seems to be a reoccurring problem, it appears there might be a water leak from Unit #7002. Jon will follow up on the problem.

Pat Ferry reported that he has spoken with Mike Walsh about the reserve study. Mike Walsh has indicated that he is still working on it and the Council should have it soon.

Pat Ferry also reported that the apartment complex is not going to install speed bumps; however, they will be notifying tenants about speeding and adding more stop signs. Pat suggested that they also consider installing speed limit signs.

Next council meeting will be held Wednesday, September 17, 2014.

Meeting adjourned at 7:41 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; September 17, 2014***

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 five condo owners.

Council minutes for August 26, 2014, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Unit #6702 – There was some concern with the number of cars from occupants of this unit and the fact that the condominium fees are delinquent. Jon Mastriana indicated that the owner is paying something each month even though there is still a delinquent balance. The Council decided that as long as she was making an attempt to pay that a letter notifying the owner of non-use of common area was not warranted at this time. The Council reviewed the delinquency list and decided to have letters issued to a few of the other delinquent units.
- Unit #7505 – The replacement windows for this unit have been installed and the completed work is in compliance with the Architectural Approval Request that was approved by Council.
- Building #7000 – Jon Mastriana spoke with the owner of the Unit #7002 where the water seems to be coming from. This unit is rented and the owner will check with the tenant about checking the washer/dryer for a leak. At this time, the problem has not reoccurred.
- Unit #8602 – One of the windows in this unit has experienced several flooding issues from heavy rains. The proposed fix for this problem has been installed (apparatus on the window well) and hopefully, the problem has been cured.
- The Council discussed partial repayment of the reserve money that was withdrawn to cover the overages on the snow budget. Council decided to repay \$1,500 this month.

New Business

- Council discussed the CD at MidCoast Bank that matures on September 26, 2014. Mark and Phyllis to look into the two-year rate and possible roll-over with MidCoast.
- Budget – 2015 Budget is being worked on with the Council and Mastriana. There was a discussion from the floor about the upcoming budget and possible snow removal costs and the need to either increase the condo fees or impose a special assessment to cover the additional costs.

Questions from the floor:

Pat Ferry asked about the tree trimming. Jon Mastriana noted that he has originally assigned some of the tree work at Paladin Club to Tim Mitsdarfer including the tree in Paladin XI (front of Buildings 7100 and 7200). Since Jon Mastriana had not heard from Tim Mitsdarfer for quite some time, he met with John Kerns of Kern's Tree Service onsite to look at all the tree work in Paladin XI. Proposals were presented by Kern's Tree Service and then, out of nowhere, Tim Mitsdarfer texted Jon to indicate that he would be removing the two large trees in Paladin VIII the next day and would be doing the balance of the Paladin Club work shortly after. Jon Mastriana had already signed the proposal for Paladin XI's work by Kern's Tree Service to trim-back the tree at Buildings #7100 and #7200. Jon indicated that this issue needs to be addressed and decided whoever actually showed up to do the work, would get the job.

Building #8700 and #8800 – Charmaine suggested the Council take a look the trees in this corner. It appears that the trees are growing into the building.

There was a question about one of the tenants who walks his dog without a leash from Building #7700. Jon Mastriana will speak with the owner and asked her to speak with the tenant.

Charmaine mentioned the bee problem in her building and Jon Mastriana noted that he has contacted Reardon. Dee noted a large bee hive on the garage facing her building. Jon Mastriana will take care of the problem.

Next council meeting will be held Wednesday, October 15, 2014.

Meeting adjourned at 7:11 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; October 15, 2014***

Meeting called to order at 6:09 pm.

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

Council minutes for September 17, 2014, were read and approved as amended.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Trees – The tree between Buildings #7100 and #7200 has been trimmed back. Jon Mastriana will get a proposal for trimming the trees in front of Buildings #8700 and #8800.
- The \$1,500 approved last month has been repaid to the reserve account.
- John Mastriana noted that the balance of the checkbook to date is \$8,400.35. The Council decided to repay monies owed to the reserve account in the amount of \$5,000.
- The bee issues have been resolved.
- The September, 2014 CD has been rolled-over at MidCoast at the same term and rate.
- Budget – The Council has been working on the 2015 Budget and will be meeting early in November to finalize.

New Business

- Newsletter – Council discussed topics for the newsletter such as the snow removal costs for the last year and the current water costs, etc. The Council will get together and put a wish list together for Jon Mastriana.
- The Council would like to add a survey of the Paladin Club XI owners to the newsletter in reference to the yearly costs for belonging to the Paladin Club clubhouse and swimming pool to see how many owners might be interested in eliminating the clubhouse amenities in order to recapture the \$98,000 that Paladin Club XI pays the Pettinaro Group yearly.
- The majority of the concrete work on the Council's list (tripping hazards) is complete and it is anticipated that the balance of the work will be completed in the Spring.
- The numbers on the glass door on Building #8800 will be repainted.

Questions from the floor:

Pat Ferry was in contact with Mike Walsh concerning the Reserve Study and the Council should see the study soon. There was a discussion about not increasing the reserve monies with the proposed increase of condo fees in order to direct some of the monies to the operating budget. Council tabled the issue until they were able to do some research.

Building #7500 – steps have been replaced but the wood is turning green. Council gave the owner some advice on how to control the algae.

One of the property owners mentioned a white truck with advertising is parking on Pleasant Court in front of Building #7500. It was noted that the person is renting in Building #6400. Jon Mastriana to notify the owner of the unit so that he can let the tenant know that parking a truck with advertising is not allowed in the complex.

Charmaine mentioned that the concrete work completed around Building #8700 had disturbed some of the bricks (capping) on the patio walls. Jon Mastriana to check on the bricks around the patio.

Next council meeting will be held Wednesday, November 19, 2014.

Meeting adjourned at 7:26 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; November 19, 2014***

Meeting called to order at 6:06 pm.

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

Council minutes for October 15, 2014, were read and approved.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Trees –Jon Mastriana to obtain estimates for trimming of the trees in front of Buildings #8700 and #8800.
- The Council approved a \$6,000 repayment to the reserve account for the monies used to pay snow removal costs.
- The Council finalized the 2015 Budget early in November and there will be a small increase in condo fees starting January 1, 2015. Basically, the increase was due to the snow removal costs from the past year.
- Council has received and reviewed the Reserve Study prepared by Mike Walsh, which indicates that Paladin Club XI should have a total of \$546,850 in our reserve account. As of October 31, 2014, Paladin Club XI's reserve account total is \$494,750. The 2015 condo fee increase will in turn increase monies being transferred into the reserve account and the Council feels that Paladin Club XI is in good financial standing.
- Newsletter – Jon Mastriana has completed the November newsletter and the Council has finalized the 2015 budget. President Deb Trala asked for volunteers to distribute the information in place of mailing the information. Pat Ferry and Charmaine Imburgia volunteered to complete this task and Jon Mastriana will work towards getting everything printed by first part of next week for Pat and Charmaine. There will be a limited mailing to absentee owners.
- The brick work on one of the patios in Building #8700 has been completed.
- Building #8900 – After repetitive backups with this building, Jon Mastriana had the sewer line for this building checked with a camera and it was discovered that the old terra cotta line needs to be replaced. The Council has approved the replacement.

New Business

- The Council received a request from a potential renter in Paladin Club XI to allow a Pit Bull. Jon Mastriana responded that the Paladin Club XI Rules and Regulations are very specific about not allowing “dogs fully or partly of the Pit Bull breed”.

- The Council has requested that when the contractor submits an invoice for work completed on snow removal that the invoice must also include an official reporting of the actual amount of snow for that date. The snow removal contract for 2015 was approved and signed.

Questions from the floor:

None

Next council meeting will be held Wednesday, December 17, 2014, from 6:00 to 7:00.
The annual Council meeting will be immediately after from 7:00 to 8:00.

Meeting adjourned at 7:10 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; December 17, 2014***

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 four condo owners.

Council minutes for November 19, 2014, were read and approved.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed.

Old Business:

- Trees –Jon Mastriana to obtain estimates for trimming of the trees in front of Buildings #8700 and #8800.
- The Council approved a \$12,101.36 repayment from the PNC checking account to the reserve account for the monies used to pay snow removal costs.

New Business

- Hallway Cleaning – There was a discussion between Council and Mastriana about obtaining estimates from other cleaning services for the Council's consideration. Overall, there has been some concerns with the service being provided by the current cleaning service. It was decided that Jon Mastriana would schedule a meeting with the manager of Pride Cleaning and a member of the Council to discuss our issues before moving forward with obtaining estimates.
- Council Inspection – Deb Trala reported that the Council had performed building inspections and created a work list for each building basically covering the walls, carpet cleaning, second floor windows where the seals are broken, dead lights, etc. Due to the weather and other issues, it was decided that this work will be started in the spring.
- Light fixture in Building #8000 –It was brought to the Council attention that the hallway light fixture needs to be replaced. Jon Mastriana to have it checked out
- Unit #7302 – Wells Fargo has transferred title to Old Republic Insurance Company. A demand letter for delinquent condominium fees has been sent to the new owner. It was noted during the Council's inspection that Unit #8806 has a Sherriff Sale notice on the door.

Questions from the floor:

Noel Lloyd requested that the Council poll the owners about having the windows painted and if the Council painted the windows, if the owners could be assessed for the expense incurred by the Council. There was a discussion about how to implement a process that would provide a way to encourage owners to paint and/or replace windows. At this time, there doesn't appear to be a clear path forward with this issue. The Council decided to table the discussion at this time; however, will keep the issue under consideration.

Joe Schaefer mentioned that one of the trash bins on Pleasant Court is missing its bottom. Jon Mastriana will contact Waste Management and request a new container.

Next council meeting will be held Wednesday, January 21, 2015, from 6:00 to 8:00.

Meeting adjourned at 7:05 pm.

***Paladin XI Condominium Annual Meeting
Paladin Clubhouse; December 17, 2014***

The meeting was called to order at 7:05

Deb Trala, President; Mark Ferguson, Vice-President and Treasurer and Phyllis Trala, Secretary introduced themselves to the unit owners present.

President Deb Trala presented an overview of the past year as follows:

Greetings to all! Thanks to everyone for attending our 2014 Annual Meeting.

I'd like to start the meeting with something very fresh in my mind . . . FIRE ALARMS!! This past Sunday we had a small fire in one of our units. To my amazement most of the unit residents did not hastily leave their building. Some residents did not exit the building at all. The building alarms are set up in sets of connected buildings. i.e., the 7300, 7400 and 7500 buildings have simultaneous alarms. Which by the way, are alarmingly ear piercing. Anyway, when the alarm goes off, please exit the building until the Fire Company has been called and it is determined what unit is having the problem. The alarm can only be silenced by the Fire Company after an inspection. Please error on the side of safety. There is an informational blurb on the Paladin website in reference to where the alarm box in each set of units can be found. This information is under Community News & Information. I will ask that this be moved to a category of its own for ease of reference.

Budget wise . . . this year will be remembered as the year of SNOW! As most of you already know (that is if you read the latest newsletter), snow removal was atop the list of budget concerns due to the overage of our 2014 budget. Our budget line item for snow removal was \$40,000 and the actual snow costs incurred were \$106,365. We, unlike most of the other Paladin Communities, were able to absorb the overages due to the financial stability of our community and luckily did not have to endure an assessment. A big "THANKS" to our previous Council and Mastriana Property Management for being so financially astute. The upcoming budget reflects an increase of \$20,000 for snow removal increasing it to \$60,000. And yes, Santa, the current council is not asking for a white Christmas.

Moving forward we will keep a close eye on our snow budget. As part of the latest newsletter we requested feedback from the community about two items:

1. A "snow trigger" where we would advise our contractor to not start snow removal until we had an inch, an inch and half or two inches of snow. This would only go into effect if we are close to going over our budget for 2015. The Council did some research and over 80 percent of other communities have a snow trigger in effect.
2. We also asked everyone to give us their preference in case our snow budget for 2015 is exceeded. The question presented asked if you prefer an assessment or an increase in your condo fees.

We will tally the results of this poll and inform all unit owners of the results in our first 2015 Council meeting and the next newsletter.

As noted in the Newsletter, some of the 2014 projects included: a roof replacement and a roof re-facing leaving only seven roofs left to be done in the community; concrete repair and improvements (with a couple more on the horizon); pointing and other mortar repairs; wood replacement on decks and entranceways; and continued upgrading of the landscaping with plants, shrubs and seeding. We have also successfully implemented cures for reoccurring water problems on three units.

Sound complaints were received from a couple of unit holders resulting in the Council adding a resolution to prohibit any hardwood floor installations.

In accordance with State law a reserve study must be updated every five years. According to Title 25 of the Delaware code:

‘Reserve study’ means an analysis, performed or updated within the last five years by one or more independent engineering, architectural or construction contractors, or other qualified persons, of the remaining useful life and the estimated cost to replace each separate system and component of the common elements, the purpose of which analysis is to inform the council and the unit owners of the amount which should be maintained from year to year in a fully funded repair and replacement reserve to minimize the need for special assessments.

Pat Ferry, our past council President, graciously agreed to request this study from Mike Walsh of Pettinaro. We have received this study and will take it under advisement for planning purposes for future capital improvements.

As always, through continued efforts by our management company collection of delinquent condo fees are in rather good shape.

2015 Plans

As mentioned before, we are planning on a continuation of the wrapping of the fascia of the buildings. The Council did an inspection on each of the hallways and we are very aware that there is a need for painting and rug cleaning and/or replacement and will move forward in the Spring with these projects. Also noted during the Council's inspection were a couple of entranceways in need of wood replacement and second floor hallway windows that have broken seals. We also saw a couple more sidewalks in need of shaving.

We have some other projects in mind but it will be contingent upon snow expenses in the first quarter of 2015.

Any specific improvement request can be forwarded to either the website or Mastriana.

I now turn over the meeting to Jon Mastriana of Mastriana Property Management for a review of our budget.

Jon Mastriana provided an overview of the current budget along with the actual expenses incurred during the past year. This past year, the biggest major expense for Paladin Club XI was snow removal and the Council increased this year's the budget for snow removal by an additional \$20,000 for a total of \$60,000. It was also noted that the Council expected a 12 percent increase from last year for insurance and that the water was over budget by \$8,500. Due to these increases, there was a slight increase in condominium fees for the 2015 year.

There was a question from the floor about legal expenses incurred for the collection of delinquent condominium fees. Jon Mastriana spoke about the different ways that the Council can recoup delinquent fees.

Joe Schaeffer (former Council member) spoke about the condition of the hallway walls after move-outs throughout the complex. Council explained that when they were made aware of the issue, the owners have been invoiced for the repair and/or repainting of the hallway.

Meeting was adjourned at 7:30 pm.