

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; January 20, 2016***

Meeting called to order at 6:14 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President & Treasurer; Phyllis Trala, Secretary; Mastriana Property Management; and three condo owners.

Council minutes for December 16, 2015, were read and approved.

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

Old Business:

- Insurance Carrier – Jon Mastriana reported that our broker shopped 18 insurance carriers and some declined to provide a quote. The high quote was \$100,000 (annual) from Travelers. The winning quote was Philadelphia Insurance with an annual premium of \$50,234.
- Waste Management – Jon Mastriana reported that he successfully negotiated a new three year contract at flat rate with no fuel adjustment charges, no regulatory charges and a three percent increase in years two and three.
- Wells Fargo – The Bank initially offered \$1,500 for settlement of the past due condominium charges and late fees. The Paladin Council countered with 75 percent of the balance and Wells Fargo countered at 65 percent. The court case was extended 60 days in order to give the parties time to negotiation a settlement. The most recent offer from Paladin to Wells Fargo is 70 percent of the balance. There is a Supreme Court case whereby the outcome of this case may not be favorable to a homeowners association and there was some discussion as to whether to settle or go to court.

New Business

- No new business

Questions from the floor:

A unit owner requested the latest arrears total. Jon Mastriana reported the total to be \$25,133.

A unit owner asked about the total amount that was borrowed from the Reserve to pay for snow removal last year. The actual loan balance from reserves is \$21,413. However, some monthly reserve payments were not made to help facilitate payment of this invoice. The Reserve balance for payments not made is \$20,010.

The next council meeting will be held Wednesday, February 17, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:20 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; February 17, 2016***

Meeting called to order at 6:15 pm.

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

Council minutes for January 20, 2016, were read and approved.

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

Old Business:

- Wells Fargo – Jon reported that there have been on-going negotiations with Wells Fargo and they have agreed to pay 70 percent of the balance. However, they were not happy about the clause that they must foreclose within five months. With the current Supreme Court decision coming soon, there are some concerns about being able to collect any portion of the delinquencies. At this point, the Council has two options – (1) take the money and start over or (2) go to court. It should be noted that any Court decision may go against Paladin Club XI. Council decided to take the offer and start over.
- Unit 8702 has been sold and settled this past Monday. Paladin Club will be receiving a payment of \$2,265 against the delinquent amount with the balance of \$3,840 as a write off.
- Unit 6703's paperwork has been submitted and Paladin will be receiving \$3,587.
- Unit 7105 received a notice of lien holders and the bank is moving forward to foreclose. The total delinquent amount is \$12,072.
- Reserve Repayment – Council reported that the sewer backup costs of \$4,400 were paid from the operating fund and not from reserves. This will offset some of the reserve repayment amount.

New Business

- Snow Costs – Jon Mastriana reported the total cost to date is \$21,730 with the latest invoice at \$3,686.
- Jon Mastriana reported that Building 8100 is in need of a new roof. Council approved the replacement.
- Handicap Parking – Unit 8702 requested a handicap parking space and Council approved the request. The sign has been ordered.

Questions from the floor:

A unit owner inquired about the latest snow incident on Monday and it was noted that the work completed was a deicing.

The next council meeting will be held Wednesday, March 16, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:37 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; March 16, 2016***

Meeting called to order at 6:08 pm.

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

Council minutes for February 17, 2016, were read and approved.

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

Old Business:

- Wells Fargo – Michael Morton reported that the trail date is April 22nd. There are still on-going negotiations for a possible settlement. It was noted that the unit is going to Sheriff's sale in April.
- Snow Costs – Jon Mastriana reported the total amount to date at \$31,440.
- Collections – Paladin Club XI will be receiving \$600 from a closing tomorrow and are close to a repayment plan for another unit in arrears of \$3,769.

New Business

- Grounds Clean-up – The Council has requested a general grounds clean-up of the complex. Council noted a few areas that needed additional attention.
- Trash Sign – It has been reported that the sign that addresses what can be dumped is missing from the Pleasant Court dumpster area. Council discussed its effectiveness in general and decided not to replace the sign.

Questions from the floor:

It was reported that Building #8300 has not been getting cleaned properly. Jon Mastriana will contact the cleaning company to address this issue.

One unit owner reported that there are non-owners who are dumping trash into our containers. Council discussed several ways to counter-act this activity with no apparent solution at this time. The topic was tabled for future discussion.

Unit #8202 owner spoke about the most recent sewer-backup incident and the residual clean-up efforts. There was some concern about how to handle the situation in the future if it happens again. There was a discussion between the Council, Mastriana Management and owner on how to proceed with any future event.

The next council meeting will be held Wednesday, April 13, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:20 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; May 18, 2016***

Meeting called to order at 6:02 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President/Treasurer; Phyllis Trala, Secretary; Mastriana Property Management and two condo owners.

Council minutes for April 13, 2016, were read and approved as amended.

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

Old Business:

- Grounds clean-up update – Jon reported that Chris Vitalo has been keeping up with the grounds clean-up process on a weekly basis.
- Exterminator Update – The rain has been a deterrent in getting this work done. Hopefully, weather permitting it will be started this coming week.
- Roof Update – The three roofs have been completed and there were addition costs for plywood replacement resulting in a total cost of \$28,835 for all three buildings.
- Concrete work update – Jon Mastriana to meet with American Masonry to walk the complex and go over the work order.

New Business

- Quotes for Wrapping – A couple of years ago, Paladin Club XI had two quotes for this work. R & R Roofing and East Coast Solutions have both indicated that they can do this work sometime in June/July. Jon Mastriana noted that the quotes are about the same price range. Council decided that the work order would be awarded to the first available contractor.
- Landscaping Quote – The quote to remove existing ground cover and replace with new plantings around the mailbox on Pleasant Court was at \$2,200. Council approved this work order.
- Jon Mastriana reported delinquencies at \$12,510.
- There was a discussion about transferring the monies from reserves to cover the capital expenditures for the roof expense or to just pay from the operational account which would be a credit to the reserve repayment. For bookkeeping purposes, it was decided to transfer the roof payment from the reserve account and repay the reserve loan (snow removal) somewhere between \$5,000 and \$7,000. Jon Mastriana to contact Deb Trala with an account balance at the month to determine actual amount to be repaid.
- There was a general discussion about topics for the Spring newsletter.

Questions from the floor:

The next council meeting will be held Wednesday, June 15, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:09 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; April 13, 2016***

Meeting called to order at 6:05 pm.

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

Council minutes for March 16, 2016, were read and approved.

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

Old Business:

- Wells Fargo – As per the settlement agreement, the bank sent a check for \$7,783.81 and Paladin Club XI had to right-off the balance of the delinquencies.
- Unit #6703 – Two companies that handle foreclosures for banks have been contacting Mastriana for statements on this unit. The end result is that Paladin Club XI received a check in the amount of \$3,910.38.
- Jon reported the total delinquency amount at \$10,650.
- Grounds Clean-up – Council noted that this clean-up was not as thorough as the last time. Jon reported that the work order was only for fence line, dumpster area, and mail box areas. Council requested a full complex clean-up of the grounds.

New Business

- Exterminator – Jon received an estimate from the exterminator for the entire complex and reported that the charge would be \$35 per building. The Council approved this expenditure.
- Spring Walk about is schedule for Friday, April 29th at 9:00 am.
- Building #8100 – It has been reported that the roof is in poor shape and should be replaced. Jon received an estimate at \$9,984 for this work. Council requested a bulk discount from R & R Roofing at \$9,300 for three roofs at one time. Council decided to move forward with replacing three at this time.

Questions from the floor:

There was a request for repainting the parking strips and replacing the missing no parking signs. Jon indicated that “no parking” was being stenciled on the road bed and that the depressed curbs will also be painted yellow.

A unit owner reported that a car was towed into the overflow parking area and left. There was a discussion on how to handle this situation. Council decided to leave notes on the cars

asking the owner to call Mastriana and confirm that they are owners/tenants within the Paladin Club XI complex.

A unit owner asked about the patio repairs that had been approved last year. Jon reported that the work is still scheduled but the weather has not been conducive for concrete work. It is still on the schedule.

The next council meeting will be held Wednesday, May 18, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:05 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; June 15, 2016***

Meeting called to order at 6:06 pm.

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

Council minutes for May 18, 2016, were read and approved.

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

Old Business:

- Landscape Issues – The mailbox area on Pleasant Court has been replanted and it is a major improvement. Phyllis Trala spoke about the severe cutting back on the Wannabe bushes as discussed during this year's walk-around with John Winterbottom. The Council also discussed the total removal of arborvitaes at the corner of each garage. Jon Mastriana will contact Chris Vitalo and have him start the process.
- Concrete Work Update – Jon Mastriana and American Masonry walked the complex with the work order to assess the priorities. The concrete work is scheduled to begin next week.
- Wrapping Update – Jon Mastriana called East Coast and left a message about timing.
- Newsletter – Jon Mastriana provided a rough draft of the newsletter to Council for approval. The Council approved the draft with a few noted additions.
- Repayment of Reserves – Repayment in the amount of \$7,950 will be made to the reserve account and an additional \$2,000 was deposited into the sewer account.

New Business

- CD's – Council noted that there are two CD's that will mature over the next couple of weeks and Phyllis Trala has researched the current return rates from several local banks. The Council decided to cash both CD's and reissue new CD's at Mid-Coast Bank as they are publishing the highest rates.
- Unit 7105 has been sold at Sheriff's Sale to the bank holding the mortgage. Paladin Club XI should receive approximately six months of delinquent fees from this transaction.

Questions from the floor:

Unit owner asked the Council about the arborvitae removal and Phyllis Trala explained that the arborvitae around the garages will be the first to be removed and John Winterbottom has been told to start cutting the ones around the buildings down to below the windows.

Unit owner asked about repainting the parking strips and Council noted that this is on the list of things to do.

The next council meeting will be held Wednesday, July 20, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 6:53 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; July 20, 2016***

Meeting called to order at 6:00 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; Mastriana Property Management and four condo owners.

Since the Council had reviewed the minutes earlier, the reading of the minutes was waived. The minutes for June 15, 2016, were approved.

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

Old Business:

- Arborvitaes Removal – Jon Mastriana reported that Chris Vitalo has removed 29 arborvitaes between garages. Council discussed the cost of this removal and decided to move forward with removing the larger ones at the entry porches.
- Concrete Work Update – Jon reported that the concrete work has started and we should be receiving our first invoice.
- Wrapping Update – Three of the buildings have been completed and Council decided to move forward on Buildings 7400, 8900 and 8300. Council will make a decision on whether to do another three buildings this year at the August meeting.
- CD's – Two Certificates of Deposit (CD) that had matured have been reinvested at MidCoast Bank.
- Jon Mastriana reported that the delinquencies are below \$5,000.

New Business

- None

Questions from the floor:

A unit owner thanked Jon Mastriana for getting the entry door to their building repaired and the entry security pad system fixed as quickly as possible.

A unit owner discussed the no parking signs that are being ignored. Council asked the owner to inform Jon Mastriana when they see a violation so that we can have the cars towed.

The next council meeting will be held Wednesday, August 17, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:15 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; August 17, 2016***

Meeting called to order at 6:05 pm.

Before we start the meeting, Deb Trala on behalf of the Council asked for a moment in remembrance of Joe Schafer who just recently passed. The Paladin XI Council recognizes his invaluable service as a prior member of the Council and his assistance and support to the current Council. He will be remembered by all his neighbors and for his dedicated service to this community.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; Mastriana Property Management and four condo owners.

Since the Council had reviewed the minutes earlier, the reading of the minutes was waived. The minutes for July 20, 2016, were approved.

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

Old Business:

- Landscaping – Removal of arborvitaes at entry porches has started and a unit owner called about the removal with some concerns about water run-off and possible flooding in her unit. In addition to this situation, it is obvious that some of the areas will need to be replanted. Jon Mastriana to contact John Winterbottom about replanting these areas with an evergreen bush.
- Concrete Work Update – Concrete work is almost complete and the contractor will be back on the complex to finish the work.
- Wrapping Next Steps– Work will start on Buildings 7400, 8300 and 8900 and Council decided to add building 8200. Council will make a decision about completing a couple more buildings at September's meeting.

New Business

- Brick Repointing/Caulking – A unit owner sent the Council photographs of her building that exhibits the need for repointing and caulking in the rear where a window has been replaced. The Council discussed having a contractor give Paladin XI an assessment of the need for a complete repointing or whether a spot repointing would suffice.
- Flooring Request – Unit #7302 has requested the approval to replace the kitchen, bathroom and dining room floors with vinyl laminate flooring. Council approved the request with the understanding that if there is a complaint from another unit owner in the building, the owner would be responsible to rectify the issue.

- Envelopes – Council has requested that Jon Mastriana provide a box of envelopes to Pat Ferry to have on hand so that Pat can provide to anyone who is requesting these pre-addressed envelopes for payment of their condo fee.
- Jon reported that Paladin XI has collected approximately \$1,900 from a delinquent account this past month. Council gave Jon Mastriana a “big shout out” for his efforts on the Council’s behalf.

Questions from the floor:

Due to the dry weather conditions, a unit owner requested that Jon Mastriana contact the landscaping crew and inform them that the grass cutting scheduled for this week is not warranted.

Unit owner from Building 8600 asked about the replanting after the arbs have been removed and also had some concerns about water run-off since her unit has historically has water issues. Council approved installing window wells and Jon Mastriana will have Chris Vitalo look into this project.

Unit owner noted that the parking areas will need to be resurfaced in the near foreseeable future. There was a general discussion about the costs and logistics to have this work completed. Council will take it under consideration.

The next council meeting will be held Wednesday, September 21, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7: 10 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; September 21, 2016***

Meeting called to order at 6:15 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; Mastriana Property Management and four condo owners.

Since the Council had reviewed the minutes earlier, the reading of the minutes was waived. The minutes for August 17, 2016, were approved.

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

Old Business:

- Landscaping – Council asked Jon Mastriana to check with John Winterbottom on the timing for the cut-back on the arbs to below the second story window as discussed during the Spring walk-around. The Council also discussed replacing some smaller bushes in those areas where the arborvitaes were removed. Deb Trala gave Jon Mastriana a picture of an evergreen that might work to get an estimate on costs from Eastern Horticultural. Council will walk the complex and report back to Jon Mastriana on the areas that need to be addressed.
- Concrete Work Update – American Masonry has scheduled another walk-around with Jon Mastriana to inspect the work that has been completed and those remaining areas that the Council has targeted.
- Wrapping – The work on the approved buildings is to start next week. Council approved adding Buildings 7800 thru 8100 to this work order.
- Brick Repointing Update – At the meeting this coming week with American Masonry, Jon Mastriana will speak with the contractor about providing an assessment on the repointing of the buildings in Paladin Club XI.

New Business

- Walk-Around Results:
 - One of the issues is the carpet condition in most of the buildings. Council discussed getting estimates and samples to make a decision on whether to replace carpeting or clean again (last cleaning Spring 2015). In addition, a majority of the entrance mats need to be replaced.
 - The building hallways need touch-up paint. Charlie from Statewide Restorations and Jon Mastriana will meet next week. They will walk through some of the buildings and get an assessment of the work required.
 - There are five hallway windows that need glass replacement and one window that needs additional repairs to the latch.

- There was a corrugated pipe that had been attached to a downspout behind Building 9100 that travels along the building down to the parking area. Council asked Jon Mastriana to have Chris Vitalo checked into it.
- There were several other issues pertaining to drainage, electrical fixture replacement, water pipe repair, garbage and personal items left in hallways that were identified as part of the walk-around. These issues have been given to Jon Mastriana and he is working through the list.
- Council thanked the committee members, Pat Ferry, Charmaine Imburgia and Noel Lloyd, for undertaking this task and their dedication to Paladin Club XI.

Questions from the floor:

A unit owner wanted the Council to be aware of pet issues such as dogs without leashes and stray cats that others are feeding. Council discussed options on ways to handle the problem and will look into ways to address the problem.

The next council meeting will be held Wednesday, October 19, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:45 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; October 19, 2016***

Meeting called to order at 6:05 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; Mastriana Property Management and four condo owners.

Since the Council had reviewed the minutes earlier, the reading of the minutes was waived. The minutes for September 21, 2016, were approved.

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

Old Business:

- Landscaping – Jon Mastriana has contacted John Winterbottom about cutting arborvitaes to below the second story windows and smaller bush replacements around the entrance porches. The arborvitaes’ cut-back has been scheduled. Still waiting on an estimated cost for the bush replacements.
- Concrete Work – American Masonry and Jon Mastriana toured the entire complex (both back and front of all the buildings) and the original work order has basically been completed. There were other issues that need to be addressed with minor issues to be covered over the next several weeks. Any of the major issues will need to wait until after the winter months.
- Brick Repointing – Jon Mastriana reported that our handyman, Chris Vitalo, has hired a masonry and concrete expert. So in addition to American Masonry assessment of the brick repointing, Jon has requested an assessment from Chris Vitalo.
- Carpet Replacement – The Council has received Lang Carpets pricing as follows: bottom of line with no padding \$1,720 per building; middle of the line with padding \$2,050 per building and the upper end would be \$2,250 per building. Since the Council has decided that the carpet replacement will not take place until after the winter months, Jon Mastriana is going to obtain additional quotes.
- Hallway Painting/Window Repair – Council discussed whether to repaint the entire hallway or just do touch-up work. Council asked Jon Mastriana to get a quote for repainting all the hallways. Jon is also going to contact a glass company (PayRay Glass) on the windows that need to be resealed.

New Business

- Budget – President Deb Trala reported that there was a budget meeting to go over the nine-month expenses to-date; however, Council is still waiting on the insurance quote.

- Outdoor Lighting – Council discussed converting all the outdoor lights to a compact fluorescent (more efficient) unit. Chris can do three units an hour with a minimum costs for parts. Council has approved moving forward with the work.

Questions from the floor:

A renter in Building 7100 asked about the complex lighting. Council discussed the new plan to upgrade lights.

Unit owner asked about the one renter in the complex who walks his dog without a leash. Council discussed the next steps.

The next council meeting will be held Wednesday, November 16, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:24 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; November 16, 2016***

Meeting called to order at 6:10 pm.

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

Since the Council had reviewed the minutes earlier, the reading of the minutes was waived. The minutes for October 19, 2016, were approved.

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

Old Business:

- Landscaping – The Council discussed the overall landscaping work by the current contractor and how to proceed with the overgrowth around meters and air condition units. The Council will look into some of the suggestions that were made and decide on a path forward.
- Brick Repointing – Council decided that Chris Vitalo will do the general assessment and minor repair work needed. Any major work will be handled by American Masonry.
- Hallway Painting/Window Repair – Council requested a competitive bid on the hallway painting. Jon Mastriana has not received anything from Pay Ray Glass, for repair on the hallway windows and Council requested that he request bids from other companies.
- Insurance Quote – Jon Mastriana spoke with the insurance broker and they haven't received anything from the insurance company at this time. They indicated that sometimes they don't receive the quote until 15 days before the renewal.
- Outdoor Lighting – Jon Mastriana reported that Chris Vitalo and crew are still working on the change-over and are almost finished.

New Business

- Building 9100 – There is a blue tarp on one of the rear decks and it has been suggested that owner remove the tarp and replace with a more appropriate material. Jon Mastriana to contact the owner in reference to this issue.
- Building 8800 – Jon Mastriana reported that the existing piping is taking the water away from the building and there are some concerns that the underground pipe may still be blocked; therefore, it may not be prudent to remove any of this piping. The Council decided to have the entire length of the underground pipe inspected by a camera to see if there are any issues that may need to be resolved.

Questions from the floor:

A unit owner thanked Jon for taking care of abandoned cars in their immediate area.

A unit owner requested an update on the letter notifying the unit owner that their tenant is ignoring Paladin Club XI rules and a State Law by walking his dog without a leash.

The next council meeting will be held Wednesday, December 21, 2016, from 6:00 to 7:00 pm.

Meeting adjourned at 7:30 pm.

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; December 21, 2016***

Meeting called to order at 6:35 pm.

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

Since the Council had reviewed the minutes earlier, the reading of the minutes was waived. The minutes for November 16, 2016, were approved.

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

Old Business:

- Hallway Painting/Window Repair – Pay Ray finally responded to Jon Mastriana and we are still waiting on both the hallway painting and window repair.
- Insurance Quote – Jon Mastriana reported that Paladin Club XI insurance premium increased from \$49,650 to \$50,005 (an increase of \$355).
- Outdoor Lighting – Jon Mastriana reported that this work is ongoing.
- Building 9100 – Blue tarp – Jon Mastriana reported that information about appropriate covering was given to the unit owner.
- Building 8800 downspout – The Council discussed not removing the existing setup until the potential problem could be determined since this is an area that has had many water problems in the past.

New Business

- Noise Complaint – Unit owner 6902 has indicated a noise problem from Unit #6904. Jon Mastriana to issue a notification letter to the owner.
- Jon Mastriana reported the need to replace the emergency lighting in several buildings. Chris Vitalo provided an estimate at \$8,100 for replacement of the fixtures in all 27 buildings. Council approved the work for these replacements; however, requested that Chris complete only a few buildings at a time to keep the payments for this work spread out over a few months since this is the first period of the 2017 budget.

No questions from the floor:

The next council meeting will be held Wednesday, January 18, 2017, from 6:00 to 7:00 pm.

Meeting adjourned at 7:00 pm.

*Paladin XI Condominium Annual Meeting
Paladin Clubhouse; December 16, 2016*

The meeting was called to order at 7:03

Deb Trala, President, introduced Phyllis Trala, Secretary and noted that Noel Lloyd, Vice-president was not in attendance.

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

Greetings to all! Thanks for coming out this evening and participating in our 2016 Annual Meeting.

The good news with this year's budget is that we will not have an increase in condo fees! I'm sure all of you are as pleased with that news as I am.

2016 Projects Completed: As noted in the Newsletter, some of the 2016 projects included the finishing of concrete repair work which included block walls, patio areas and sidewalks. We are underway with having all of the buildings inspected for pointing and other mortar repairs. Lantern bulb updates have begun with new white bulbs that make the walking paths more visible. We note that our landscaping has literally gotten out of control. Moving forward it will be our goal to replace overgrown landscaping with smaller, more controllable plants. As you may have noticed we have taken out all of the huge Arborvitaes surrounding the entrance ways. We will be replacing them in the Spring with smaller, slow growing bushes. We are also investigating alternatives to hide some of our air conditioning units and meters. Wrapping of the wood around the roof line has continued on the buildings and garages to combat the carpenter bee problem, eliminate yearly maintenance and improve our curb appeal. We only had one roof that was in major need of replacing and that has been completed.

Snow: We managed to reimburse some of the monies due the reserve account for a withdrawal for Eastern (our snow removal contractor) to cover snow removal from 2015. We will continue to pay back the remaining amount when monies become available.

Sound complaints: We continue to receive sound complaints from various owners and/or tenants. Some of these complaints are due to hardwood floor installations that we are addressing. Others are not. We ask that everyone please be cognizant of the fact that we live in a multi-unit complex and be considerate of your neighbors.

Sales: Over the past year we have had sixteen unit sales. Fortunately for us, those vacant units which contribute to most of our high dollar delinquencies will now be occupied and generating income. With the increasing number of rentals the council is contemplating some guidelines to improve communication between the owner and the tenant. We are also exploring various options to efficiently control the number of rental properties in Paladin XI.

Delinquents: As always, through continued efforts by our management company collection of delinquent condo fees are in awesome shape. Jon will give a summary later in the meeting to that end.

Trash: Trash continues to be a problem. Inevitably when walking out to my car there is always some piece of trash that someone has left behind for someone to pick up. We have a contractor that is scheduled periodically to do a grounds cleanup. I would ask that if each of us were a little more attentive to dropping items from our cars, on our way to or from our units, or while taking out the trash, we would not have to add this cost to our budget. This is our neighborhood, please keep it clean. And a big thank you to others who are indeed proud of our grounds and do keep it clean by picking up trash on their way to wherever they are heading!

2017 Plans

The Council has decided that the hallway carpeting must be dealt with. To that end, when Spring arrives, we will be updating the hallways with new paint and new carpeting. Also, in the next couple of months we will have all the second floor windows repaired. We will schedule trimming back of the trees that hang over the roof line when the weather breaks. With the replacement of the roof on the 7800 building this year we only have three buildings that do not have new roofs. We will endeavor this year to cut that down to no roofs in need of replacement. To date, we have wrapped 18 buildings, which leaves us with an additional nine left to be wrapped. We will work on finishing up the last of these buildings in the next year or two depending on monies available.

Any specific improvement requests can be forwarded to either the website or Mastriana Property Management.

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. He reported that the Council was able to balance the budget this year without incurring an increase in the condominium fees. It should be noted that as of the annual meeting, the Council had not received the insurance quote for the upcoming year and hopefully, the quote will be within the monies allocated for this expense. Jon also reported that Paladin Club XI was able to collect a substantial amount of delinquencies in the past year and that the delinquency balance is the lowest it has been in a few years. The Council noted that this accomplishment was contributed to Jon Mastriana's efforts on Paladin Club XI's behalf and gave him a big "thank you"!

John Mastriana addressed the general financial condition of Paladin Club XI and reported the line items from this past year to the end of November. He noted that Paladin Club XI was in good financial shape.

Several unit owners spoke about the proposed projects for the upcoming year and questioned timing and other issues that might need to be addressed. President Deb Trala indicated that the timing of the projects would be captured in the monthly meetings and that any other work could be considered depending on this year's snow budget outcome.

A unit owner expressed his appreciation of efforts of the Council members and gave them a "thank you" from the community.

Meeting was adjourned at 8:00 pm.