

***Paladin XI Condominium Council Meeting  
Paladin Clubhouse; April 18, 2018***

Meeting called to order at 6:05 pm.

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

Since the Council had reviewed the minutes earlier, the reading of the minutes was waived. The minutes for the March 28, 2018 Council meeting was approved.

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

**Old Business:**

- Rental Resolution Update – Jon Mastriana reported that fifteen owners who rent their units have paid in full with two on a payment plan. A spreadsheet has been created which will be turned over to the attorney for the next steps.
- Removal of Tree Line – Mitsdarfer Brothers Tree Service will be providing an estimate to Jon Mastriana, which Jon will forward to the Council for consideration.
- Business out of Unit – Jon Mastriana reported that a letter was issued to both the management company and the owner of the unit. Owner indicated that he would follow up with the tenants.
- Volunteers – Phyllis Trala reported that Pat Ferry, Charmaine Imburgia, John Kaciuban and Noel Lloyd have volunteered to do the walk-around for spring.
- Cleaning Schedule – Jon Mastriana spoke with the cleaning contractor about creating a schedule and note the dates that each building was cleaned.
- Waste Management – Jon Mastriana reported that he had the meeting with Waste Management on-site. It was decided that the recycle bins will be replaced with all new trash containers. Pick-up will still be three days a week.

**New Business**

- None

Questions from the floor:

A unit owner from Building 8600 noted that the hallways need to be repainted. In addition, Unit 8602 has trash on the patio and plants in the common area. Council noted that the Spring walk-around will cover repainting and other maintenance issues. Jon Mastriana to have a letter sent to the unit owner about the trash and plants.

A unit owner noted that she is still having problems with water during heavy rains around her patio area. Council will work on trying to find a solution.

A unit owner asked about the capital improvements contribution and the rental assessment monies collected. Council noted at this time these monies will be escrowed to cover legal fees that will be incurred due to follow-up on the rental resolution.

The next council meeting will be held Wednesday, May 16, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 7:05 pm.