

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; August 15, 2018***

Meeting called to order at 6:05 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; nine 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 July 18, 2018 Council meeting were approved.

Financial Report: John Mastriana gave the financial report (copy attached). Checks were approved and signed. Jon Mastriana presented Council with the current delinquency report with a balance at \$32,123.

Old Business:

- Rental Resolution Update – Jon Mastriana reported that the letters from the attorney have been mailed.
- Tree Removal Update – Tim Mitsdarfer indicated that the new date for the tree removal would be August 18th. Council decided that if he didn't show this time, Jon Mastriana has been instructed to obtain another tree service.
- Interior Door Painting Options – Jon Mastriana did not have a chance to speak with Morton about the Council's concerns in conjunction with having interior doors painted and charging the owner. This topic has been tabled until next month.
- Keys for Entry Doors – Phyllis Trala reported that with the exception of two buildings, all entry door keys have been collected. Noel Lloyd will make an attempt to contact some of the owners in the remaining two buildings to obtain a key for each of these buildings. Council discussed creating a second key for each building that can be held on-site with one of the Council members.
- Window Replacement Costs – Jon Mastriana reported that the some of the windows have been repaired. Phyllis Trala noted that there were several units that mechanically did not function and possibly would need to be replaced. Jon Mastriana to request an estimate for replacement the broken windows from PayRay.
- Bush Removal Update – Phyllis Trala reported on the removal of the bushes that has been targeted by the Landscaping Committee's walk-around. Council discussed replacing some of the landscaping this season. Phyllis Trala to obtain several estimates.

New Business

- Light Poles on Brandywine Boulevard – There was a complaint about not enough lights along Brandywine Boulevard. Council discussed the issue and decided that this was an expense that was not warranted at this time due to the fact that Pettinaro owns Brandywine Boulevard.

- Lights at Dumpster – A property owner requested extra lights for the dumpsters that are on Westview Court. One of the owners from that area noted that a new light pack was just installed and that the lighting is good.
- Waste Management – Jon Mastriana reported that the recycling bins have been removed and replaced with new trash containers. Since Waste Management’s contract is up in September, Jon Mastriana has requested estimates from Republic and Waste Masters.
- Stealing Electric – Jon Mastriana reported that a tenant in Building 7000 is tapping into one of the light poles. The cord has been cut several times and Chris Vitalo has now capped the fixture and Jon Mastriana has contacted the owner of the unit to speak with his tenant. Council decided that the next step would be to contact authorities.

Questions from the floor:

One unit owner asked about the replacement of the door handles. Council noted that as soon as all the keys were obtained, Chris Vitalo would start replacing,

One unit owner noted that her deck is falling apart (7306) and has requested replacement. Council noted that deck replacement is one of the items on the upcoming projects.

Owner asked noted that the City of Wilmington is now charging the water service on a monthly basis. Council noted that they were aware of this new billing process.

The next council meeting will be held Wednesday, September 19, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 7:30 pm.