

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

Meeting called to order at 6:03 pm.

**In attendance:** Deb Trala, 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 June 20, 2018 Council meeting were 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 he spoke with the attorney’s office and requested updates on the rental resolution standings. Council discussed and noted that this report could be submitted on a quarterly basis.
- Tree Removal Update – The pine trees along Edgemoor have been removed; however, the removal of the tree between Buildings #7400 and #7500 has been rescheduled to August 4<sup>th</sup> due to the fact that the contractor could not get his truck into the immediate area because of parked cars.
- Smoke Absorption Canister Update – Chris Vitalo placed a canister in Buildings 7700 and 9100. At this point, there have been no further complaints.
- Rug Cleaning Estimates – Jon Mastriana provided estimates from Lang and White Glove. Council approved the Lang estimate at \$1,620 for all 27 buildings.
- Interior Door Painting Cost – Jon Mastriana reported that he requested the cost to paint the interior doors from the contractor and noted it is \$30 per door. There was a discussion about whether Council could encourage owners whose doors are in need of repainting and/or whether the Council could decide to have the doors painted and then bill the owner. Jon Mastriana to research the Council’s options.
- Estimate for Entry Doors – Chris Vitalo provided an estimate for replacing the handles for the entry doors and Council approved the estimate. There was a discussion about keying the new handles and it was noted that Mastriana doesn’t possess keys for all the buildings. Phyllis Trala noted that she has the list for the missing keys and would work with former council members to obtain keys that are still needed.
- Window Repair/Replacement Update – Jon Mastriana reported that there are several second level windows that would need to be replaced and would work on getting a cost for Council’s approval.
- Window Lentils Caulking Update – Jon Mastriana reported that he spoke with Chris Vitalo about starting this project and it has been scheduled to start after the removal of the bushes and landscaping items that the Council has targeted.
- Bush Removal Update – Phyllis Trala reported that the bushes around the garages on Pleasant Court have been removed. A decision about whether to replace the landscaping or seed the areas with grass has been tabled until next season.

**New Business**

- Concrete – Jon Mastriana rode the complex with American Masonry and noted several areas that need repair work. American Masonry to provide an estimate for Council’s consideration.

Questions from the floor:

An owner asked about tree line and bushes from Sellers Park that are overcoming the parking spaces in the overflow area. Jon Mastriana to contact Turf-Pro to cutback this area.

An owner in Building 8400 noted that there are tree branches hanging into the parking spaces. Jon Mastriana to have Turf-Pro address this issue.

The next council meeting will be held Wednesday, August 15, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 7:06 pm.