

***Paladin XI Condominium Council Meeting  
Paladin Clubhouse; June 20, 2018***

Meeting called to order at 6:05 pm.

**In attendance:** Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; 12 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 May 16, 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 another payment has been made with another unit under a payment plan. Jon Mastriana to check with the attorney on the status of the mailing; however, Jon noted that the letter might be staggered so that the legal actions will not be implemented at the same time.
- Tree Removal Update – Jon Mastriana reported that Mitsdarfer Brothers Tree Service noted that due to weather conditions and immigration issues, they are backed up with work orders. Tim Mitsdarfer indicated that he would get to the Paladin Club in the first week of July.
- Patio Drainage Update – This project is on hold until the tree that sits in the corner of Buildings 7400 and 7500 has been removed.

**New Business**

- Smoke Smell in Halls – There has been several complaints about the smoke smell in the hallways. Jon noted that the Council has no control over individual units; however, there was a discussion about purchasing smoke absorption canisters.
- -Walk-Around Report:
  - Rug Cleaning – Phyllis Trala noted that all the buildings need the carpets to be shampooed. Jon Mastriana to obtain estimates for the Council's approval.
  - Hallway Touchup Paint – It was reported that most hallways needed patching and touch-up paint. There was also a conversation about unit owners painting their entrance doors. It was decided that when the painter started, the Council would let owners know that they can get their door painted. Jon Mastriana spoke with the painter about the touch-up project and he indicated that they would charge materials and labor. Jon Mastriana to check with painter about the estimated cost for painting doors.
  - Entry Doors – Phyllis Trala reported on the need for minor repairs including door handles for all of the buildings. There was a discussion about repair work, painting, new kick plates and new door handles for buildings. Jon Mastriana to obtain an estimate from Chris Vitalo for this project.

- Entry porches/decks – Phyllis Trala noted that for the most part, the decks and entry porches exhibit the need for major repair work. There was a discussion about undertaking this project in the near future. The Council decided to look into costs, type of material for replacement and agreed that this replacement work would start with the entry porches. Deb Trala and Phyllis Trala to look into type of material and designs.
- Window repair/replacement – There were several second level windows that either needed repair work and/or glass replacement. Phyllis Trala provided the list to Jon Mastriana.
- Caulking window frames on first level – Phyllis Trala reported that there are some buildings where window lenses need re-caulking. Jon Mastriana noted that this is a project that Chris Vitalo could handle.
- Woodwork at entry level – Phyllis Trala noted that the woodwork at the entrance area in most buildings had one wall with wood and the other side just painted metal. There was a discussion about addressing this and having painted wood installed. This project will be placed on the “to do” list and completed at a later date.
- Bush removal – Phyllis Trala noted that the entire Paladin Club XI complex has become overgrown. TurfPro is scheduled to start the trimming of all bushes in the upcoming weeks. However, it was noted that several areas should just be cleared and redone when the budget allows. It was decided that the bushes around the garages on Pleasant court would be removed at this point and a decision on whether to grass the area or replace with river rock would be considered at a future date.
- Concrete work – It was reported that several sidewalk areas needed to be repaired and/or replaced. Phyllis Trala provided the list to Jon Mastriana.
- New Directories – Phyllis Trala volunteered to redo the entry directories for all the buildings.

Questions from the floor:

Garage 411 – An owner noted that the roof appears to need work. Jon Mastriana will have it checked out.

Spigot at Building 8700 is leaking into Unit 8702. Jon Mastriana will have it checked out.

Unit owner asked about the fire alarm and whether it was tied into a fire company. It was noted that it was not and if the alarm is on, call 911.

An owner asked about power washing and Jon Mastriana noted that this project has been scheduled for the fall season.

The next council meeting will be held Wednesday, July 18, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 6:35 pm.