

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; May 16, 2018***

Meeting called to order at 6:05 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; two 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 April 18, 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 the spread sheet is complete and those owners who have not paid will be invoiced along with a letter from our attorney.
- Business out of Unit – Jon Mastriana reported that both the owner and management company have been contacted. Both parties will be contacting the tenant to notify them that running a business out of a unit in Paladin Club XI is against the rules and must be terminated.
- Waste Management Update– Jon Mastriana reported that Waste Management will be replacing all current trash bins with trash pick-ups from three to five times a week.
- Tree Removal Update – Jon Mastriana reported that the original date was to be this past Tuesday; however, due to the weather conditions it will probably be next week.

New Business

- Patio Water Issue – Jon Mastriana reported that TurfPro provided an estimate to grade and installs two catch basins at a cost of \$7,500 at the patio having drainage issues. The Council approved the project; however, requested that this drainage project needs to take place after the tree in that immediate area has been removed.
- Trash/Plants – A complaint was received concerning trash bags being left in the patio area and potted plants expanding beyond the patio area into common area. Council requested that Jon Mastriana have Chris Vitalo address these issues.
- Parking – There was a complaint about parking over the line and taking up two spaces. Council discussed options for how to police this issue and it was decided that there would be a notice that this was a violation and if the problem persists after the notice, the car would be towed.

Questions from the floor: None.

The next council meeting will be held Wednesday, June 20, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 6:50 pm.