

***Paladin XI Condominium Council Meeting  
Paladin Clubhouse; October 17, 2018***

Meeting called to order at 6:06 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 September 19, 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 – Deb Trala noted that out of the 65 units designated as rental units 21 landlord owners have paid, which leaves a balance of 44 units that have not paid. The Council met with Bob Valihura and discussed the next steps in collecting the rental resolution money. It was decided that Bob Valihura will start legal procedures on four of the remaining 44 units and hopefully, this will encourage others to pay.
- Update on Second Set of Entry Door Keys – Jon Mastriana reported that Chris Vitalo is checking all the keys that have been collected to make sure that they work.
- Second Level Window Replacement Update – The replacement windows have been ordered. Once the windows are in, Chris Vitalo will start the installation.
- Door Handles/Kick Plates/Frame Repair Update – Jon Mastriana reported that due to the fact that the Council has decided to move forward with the brush nickel the price will be less than what was previously quoted.
- Waste Management Update – Jon Mastriana provided the new Waste Management contract for 2019 to the Council. In addition, he also provided an estimate from Waste Masters Solutions. In comparing the two, the Council decided to move forward with the Waste Masters Solutions due to the services provided at a lower cost.
- Unit #7306 Deck Repair Update – Jon Mastriana reported that the repair work has been completed.
- Unit #8403 Deck Update – Phyllis Trala spoke with the owner and noted that the issue has been resolved.

**New Business**

- Clubhouse Fee Increase – Jon Mastriana reported that Pettinaro has increased the clubhouse fees by \$10 a month per unit, which will increase the total annual amount being paid to the Pettinaro to \$119,016 for the use of the Clubhouse and facilities. The Council discussed the increase and made a decision to contact an attorney for consultation on the Council's options.
- Items for Newsletter – Deb Trala suggested that the parking issue be addressed.

- Parking Request – Council received a request for a special parking space. Council discussed the issue and decided that outside of assigning handicap spaces, there will be no special consideration for a dedicated parking space for any other reason.

Questions from the floor:

None

The next council meeting will be held Wednesday, November 28, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 7:30 pm.