

***Paladin XI Condominium Council Meeting
Paladin Clubhouse; September 19, 2018***

Meeting called to order at 6:03 pm.

In attendance: Deb Trala, President; Noel Lloyd, Vice-President; Phyllis Trala, Secretary; five 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 August 15, 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 provided an update on the rental resolution fees that have been collected to date. Since the attorney’s letter has been mail to those owners who have not complied, there has been numerous complaints. Several owners have indicated that the units are occupied by family members. Council noted that these owners have to provide proof via an affidavit. Council has created a standard reply to answer questions from owners that are landlords.
- Tree Removal Update – The tree has finally been removed by KMC Property Maintenance Company.
- Interior Door Painting Options – Jon Mastriana spoke with the attorney about having interior doors painted and reported that Council can notify the owners that their door needs to be painted providing the owner a time frame that is reasonable. At this point, the Council can fine them and/or paint the door and then charge the owner for the painting costs. The Council is free to offer a fixed rate to paint the doors and encourage the owners to take it.
- Keys for Entry Doors – Noel Lloyd reported that the keys for all buildings have been collected; however, there are two buildings where the keys don’t work. It was noted that when the new handles are installed, these buildings will need eight new keys. A second set of keys will be duplicated for one of the Council members to keep on-site.
- Window Replacement Costs – There are three second level windows that need to be replaced. PayRay’s estimate is \$300 per window plus installation costs. Council approved moving forward with the replacement windows.
- Door Handles/Kick Plates/Frame Repair – Chris Vitalo has had a problem obtaining brass handles and recommended using brush nickel. Council approved moving forward with the brush nickel for both the handles and kick plates.
- Waste Management Update – Jon Mastriana is still waiting on estimates from Republic and Waste Masters.
- Stealing Electric Update – Jon Mastriana reported that the tenants are no longer occupying the unit.

New Business

- Deck Repair – Jon Mastriana reported that the deck has been looked at and will be repaired this week.
- Deck Replacement – Deb Trala noted that the Council will do some research on type of material and a possible contractor.

Questions from the floor:

An owner requested cutting the bushes around the central air units between Buildings #7800 and #7900. Jon Mastriana will have the landscaper cut this area back.

An owner requested some assistance with a tenant who is throwing sand over their deck onto another deck. Council decided to contact the owner with a request to look into the situation.

The next council meeting will be held Wednesday, October 17, 2018, from 6:00 to 7:00 pm.

Meeting adjourned at 7:30 pm.