

**PALADIN CLUB XI COUNCIL
CONFERENCE CALL
Wednesday, November 16, 2022**

Discussion Topics

- Walk-Around Committee – Items that need to be addressed for Buildings 6600 through 7900 have been given to Chris Vitalo. The next walk-around scheduled for Tuesday, November 22nd.
- Welcome Committee/Packet – Phyllis Trala reported that she is still working on the packet.
- Website – The suspension is now over and Deb Trala will move forward with completion and publication.
- Insurance Resolution – Jon Mastriana reported that the Council will have the final resolution for approval so that it can be included with the 2023 Budget and annual newsletter.
- Patio Steps/Entry Staircases – Phyllis Trala reported that she had spoken with Chris Vitalo about the Council's concept for replacing these steps and Chris will move forward on as needed basis.
- Landscaping – Phyllis Trala reported that the front of all buildings has been completed. At this point, the entrance at Westview Road and mailbox kiosk on Westview Road will be given consideration in the spring.
- Sewer Backup versus Toilet Backup – The Council discussed who is responsible for the toilet in each unit versus a sewer backup, since there have been some questions surrounding this issue. The Council is reminding all unit owners that if the toilet in your unit is not working, that is your responsibility. However, if there is a sewer backup generally backing-up in the tub/shower, the unit owner needs to contact Mastriana Management immediately and if possible, request that all other unit owners in the building NOT FLUSH their toilets until the issue has been addressed.
- 2023 Budget – The Council and Jon Mastriana have prepared the 2023's Budget for Paladin Club XI and have crunched the numbers. Even with some increases in proposed expenses for the upcoming year, the Council is happy to report that there will be no increase to your 2023 condominium fees.
- Next Meeting – The next meeting will be Wednesday, December 21, 2022.

