

WENTWORTH RESORT CONDOMINIUM ASSOCIATION
Board of Directors Meeting – April 5, 2008

Place: Wentworth Hotel

Present:

1. Management Team: Irina Ilieva, Doug Nolting
2. Directors: Mike Dinneen, D.D. Warren, Jack Kwesell, Dick Wright, Blake Smith, David Treadwell, John Sevee
3. Guests: John Bruni

Meeting called to order at 9:30 AM by board president Jack Kwesell.

Agenda:

1. Management Report

- Snow/Ice Removal from Roofs: trying to keep up with it.
- Boiler Project “Punch List”: pipes from roofs have been taken out, roofs sealed. Insides of boiler doors need to be trimmed and refitted with fireproof wood and varnish. General cleanup is pending, waiting for snow to clear. Boilers to be taken to parking lots for scrap removal. Louvers are still needed for sheds – White Mt. estimates \$994 per shed. This seems higher than needed.
- Inspection of Remaining Older Boilers in buildings: Fire marshal will inspect these without charge. It was agreed that Jack will call the fire marshal’s office and arrange this.
- Water Heater Replacements: Doug will contact Huntley Allen for information on the age of current heaters and possible replacement improvements. Insurance companies require replacement every 10 years.
- Roof work will be needed, once ice and snow clear. May have to contract this out.

2. Financial Report

- Monies received: check for 894K received from the insurance company. Irina will move most of this to an accessible money market account.
- Special Assessment: Bills have gone out for the regular condo fees and the special assessment brought on by the boiler project.
- Boiler Costs to Date: Irina distributed a sheet containing all of the known costs, totaling almost 86K, and estimated further costs, totaling 88K more. The largest charges for the latter are for Pope Security sensors (ca. \$210 per unit), and for the louvers (\$994 per shed). These estimates are still pending further information and board action.

3. Approval of March 8th BOD Meeting Minutes

- Motion to approve, affirmative.

4. 12 Cottage Drive Reconstruction Status

- Insurance Company Settlement: the total agreed price between contractor and insurance company was \$1,056,000. The insurance payment for us did not include 12% holdback to be paid when project is finished, and the 25K deductible. For the contractor, there will be 6 payments of 157K and the last 20K upon finishing.
- Costs to Date: first payment of 157K has been made to contractor. Demolition is already well begun. One wall will probably be retained, but much more than expected had to be removed. Benchmarks are all determined for future payments.

- Some corrections need to be made to the builder's cost estimate: 200 amp service, not 100 amp, and 5 electric meters instead of 4.

- Changes to Original Construction

1. Windows: builder is suggesting a different bay window from original (paintable vinyl on outside, wood on inside). Mike Dinneen is going to check into these windows.

2. Chimney: 12A owner Allen wants to put in a gas log instead of masonry fireplace with metal vent. It was noted that anything inside can be done to owner's choice, but the outside needs to be consistent with original design.

- Owner's Rep (Clerk-of-the-Works): Shawn Bergeron did not have a recommendation. Mike is consulting several local people who might be interested.

- Board Responsibilities: Jack believes that we are at the point where we have settled on the scope of the work with the contractor. From now on, interior work should be between owner and contractor. Any unresolved issues might have to come to the board. Clerk of the works will be working for the board, and is responsible to make sure that the contractor does what he is supposed to do.

- Communication from Ms. Holmes: in response to a letter from her, the board agreed that the 25K deductible is shared by the 4 owners, according to our by-laws. Section 7, 2B states that the deductible refers only to the owners of the affected building. That cost should be passed on to their insurance company. Our lawyer already gave an opinion on that. The other issue is the special assessment. She is concerned that she is paying for costs unfairly. It needs to be pointed out that in a condo association, everyone jointly owns and is responsible for expenses. The sheds are common property (Article 5, section 4B second paragraph, amendment 2), thus expenses of refitting sheds should be shared by all owners. It is advisable to have our lawyer respond to Judy Holmes' letter, with a letter to the board. The board will coordinate on the letter to Ms. Holmes. In the meantime, Jack will notify her that we are consulting our lawyer and will respond to her.

5. Management Contract Renewal

- The board reviewed the history of management operators. Fritz's contract is up in September. We will start discussing issues concerning a renewal of the management contract with Fritz as soon as he gets back from vacation.

6. Old Business

- Shall we proceed with tarring the cracks in the paving (item in the budget this year – not used last year)? This was quoted last year at \$6600, and is still the quote for this year. The board agreed that this should be done this year.

- Should aluminum flashing be installed on the backs of buildings that have lost shingles to the ice and snow pileups? The board approved this.

- Broken water main during fire response: a bill was submitted by J. Henry to repair the water main. Jack will talk to our insurance company to see if they are responsible to pay this cost (ca. \$2100).

7. New Business

- It would be good to develop window recommendations for owners of 3 or 2-Br units. We need to be sure that people replacing windows work through the board. For 2-Br units, often only the glass needs to be replaced.

8. Date for next BOD Meeting

- May 3, 2008, at 9:30.

Adjourned at 12:10 PM.