

The Wentworth Resort Condominium Association (WRCA)
Board Meeting Minutes
Saturday, April 9, 2011
The Wentworth

The meeting was called to order at 9:31 a.m. by Jack Kwesell, WRCA BOD President.

Present: Board Members: Mike Dinneen, Jack Kwesell, Blake Smith, DD Warren,
and Rosemary O'Brien

Guests: John Bruni

Management: Irina Ilieva, Marcel Leveille

Management Report

Irina and Marcel presented the Management Report. There was no activity again this month on the punch list because Property Management was busy with snow and ice dam removal and overseeing water heater replacements. One item was added to the punch list and as of the end of March 2011 there are 149 items on the punch list.

Water heater replacements continue. 10 more need to be done this year. Some owners are exploring options such as on demand. One is contracting replacement on their own. Management needs cost estimates for two.

Due to heavy snowfall this winter there were numerous leaks that were addressed in units 3, 9, 13, 20 and 83. Management helped address insurance claims related to leaks.

It is planned to start the roof on 14 Joshua week of April 11. Going forward, roofs on 13 (Hurlin Lane), 9 Wentworth Hall Ave. and 20 Cottage Drive have the highest priority and cost estimates are being obtained. The BOD would like to try to schedule another roof this fiscal year if budget allows.

Trees in close proximity to 13 Hurlin are contributing to ice dam buildup and may also present a potential threat to the structure. The BOD will look at these during the walk about.

The owner of 10C Georgia would like to remove a tree to open up a view. The tree may be on the golf course property and not the Association property. Removal of trees requires the approval of every owner in the building(s) affected and if not a threat to structures, cost is borne by owner requesting removal. The BOD will examine during the walk about.

Management is continuing to clean dryer vent lines. Some units have lots of elbows between the dryer and the exhaust vent making the lines difficult to clean. There are still 20 units requiring cleaning, averaging an hour per unit. Management will contact Kevin Pratt, an area contractor whose business is cleaning vents, to see if his services might be more cost-effective for the Association

Management has obtained three quotes for adding toggle switches to electric water heaters. There are 31 units with electric water heaters. Costs are \$154, \$171 and \$195 per unit. Some units might have a higher cost based on distance of heater to breaker box. Discussion ensued as to requiring owners to

install versus recommending install. Not all owners shut their heaters off. Since the concern is a fire at Partridge Woods caused by a malfunctioning breaker switch used for turning a water heater on/off, we should get more backup before proceeding to mandate. Management will contact our insurance agent (Wayne Infinger of Cross Insurance) for information/insight he might have.

The recently received quote on repairing the bay windows at unit 12A Cottage Drive was discussed. The question was raised as to whether inoperable bay windows in building 12 is a building wide problem or restricted to Unit 12A. Marcel left the meeting to check the windows in 12B and 12C. The owners are there infrequently and both units have AC so they may not have noticed an issue with the windows. Marcel returned to the meeting and reported that the windows in Units 12B and 12C have the same issue and he saw the same cracks as in unit 12A. Management will check Unit 12D. Since the warranty has expired on the reconstructed building, the contractor has no obligation for repairs, and responsibility lies with the unit owner. The Board, however, feels a moral obligation to assist unit owners, and has agreed to contribute to these window repairs. An equal split of the cost was agreed upon by the Board. Management will notify Mr. Stelle, 12A unit owner, of the decision.

Financial Report:

Irina presented the financial report.

Our cash flow has improved because the Accounts Receivable is going better due to earlier billing.

Jack asked Irina to start projecting expenses through the end of the fiscal year now that we have six months of bills/payments.

Unit 6C: We have recovered all unpaid dues and only interest and fees after the bankruptcy declaration remain unpaid (a relatively minor amount of money). Since the unit is bank-owned, management is still trying to find out where future bills should be sent. The Unit is on the market.

March 19, 2011 BOD Minutes:

The minutes of the March 19, 2011 BOD meeting were approved.

Old Business

The walk about is scheduled for next month after the BOD meeting. The BOD meeting will start at 8:30 to allow time for the walk about.

New Business:

None.

Next Meeting

The next meeting is scheduled for May 14, 2011 at the Wentworth at 8:30 AM. Rosemary will take the minutes.

The meeting adjourned at 11:09 am.

The Board went into executive session from 11:10 AM to 12:15 PM.