

**WENTWORTH RESORT CONDOMINIUM ASSOCIATION**  
**Board of Directors Meeting – August 16, 2008**

PLACE: Wentworth Hotel

DATE: Saturday, August 16, 2008 @ 9:30 am

**Present:** Board members John Sevee, DD Warren, Dave Treadwell, Mike Dinneen, Dick Wright, Jack Kwesell, Blake Smith. Management: Fritz Koeppel, Marcel Leveille, Irina Ilieva. Guests: John Bruni, Shawn Landers

AGENDA:

**1. Discussion with Shawn Landers (E. Green)**

- Shawn estimates \$4400 to accomplish items on punch list, except for hedge replacements. Items were checked and some revisions made. New price to come for some items.

- To replace snow-damaged hedges at 10 & 14 Georgia Lane would cost \$2200 per patio, 4 patios on each building. Agreed to let hedges grow out for this year.

- Plant shrubbery at 10D Georgia Lane on s. side? Agreed not to do this now.

- Since we are only painting one building instead of four, there is extra money that can be used to pay for the E. Green items and other items on the punch list, from the capital expenditures budget.

**2. Management Report**

Operations:

- Prepared new Eastern Green property maintenance agreement and new Management agreement. Also prepared preliminary operating budget for 2008/2009.

Maintenance activities:

- Expanded punch list on walk about with board. Completed all items on the punch list for Building 180. Worked on items on buildings 10J, 14J, 17D, 6 Fox view, and building 20.

- Maintenance is working down the punch list, building by building, except for deck replacements and cheek wall damage control.

- Numerous actions by maintenance were taken during the month to repair, purchase and install items in various units.

Capital Expenditures:

- Purchased deck material and hired carpenters to commence deck replacement for Building 77.

**3. Boiler shed issues**

- There will be a meeting about the shed louvers on Monday, Aug. 18, with building inspector, fire chief, state fire marshal's office, White Mt. Oil. Fritz and Dave Treadwell will attend for Association. Shawn Bergeron has sent message to the effect that the codes suggest it would be possible to put vents high and low to allow air flow through shed, open all the time.

- Note from Esther McDonald regarding liability for fire and boiler replacements. We need a report from the fire marshal on the first shed fire (Lidman). White Mt. Oil claimed that fire was caused by a chemical spill. The report on the 82A fire in January 2008 was not completed before the Building 12 fire. Jack will answer her with information once it is obtained.

- It was noted that there has not yet been an inspection of the boilers in units not shut down, as promised by the state fire marshal's office. It could be done by Shawn Bergeron or a fire department representative.

#### **4. Financial Report (John Sevee)**

- All outstanding fees are paid up at this point.

- The boiler shed vent issue is outstanding, and the 25K deductible for the fire.

That is still an open issue. It has to be paid by the time the building is finished, which is soon. If needed, we could use the CD to make the 25K payment.

- A discussion of condo fees followed. We have kept fees fairly steady, and did special assessments when needed. We agreed that we could fund the boiler shed louver installations from capital expenditure funds and not exact a special assessment for them.

- We need a response from our lawyer on the challenge to her ruling on the 25K deductible from the fire. Mike will call her about this.

- 2009 budget. It would be good if we did not have a special assessment for 2009.

Fritz believes he can prepare a budget that accounts for all of the possible expenses. He will prepare a new draft of the budget by our next meeting.

#### **5. Property Management Contract Renewal**

- Jack met with Fritz last week on the contract, and Blake Smith has circulated comments on the contract. The board discussed the recommendations by Blake, and Fritz suggested that he would consult his lawyer on some of the recommended changes, while others could be made if the board desired. Property maintenance and property management functions are sometimes redundant. The inclusion of the provisions in the Eastern Green contract within the Management contract is questioned. Blake will submit his suggestions to Fritz, and Fritz will consider them.

- Fees discussion. The board needs to be in accord, and then will contact Fritz.

Fritz maintained that there is little room for negotiation, as he spends a great deal of effort as property manager for the condominiums.

- The board agreed that it would be appropriate for Fritz to provide justification for the increases in costs he is proposing. John Bruni is proposing cost-of-living increases. The board asked John to discuss the contract fees with Fritz, so that it could be finalized by our next meeting. John Sevee will also join John Bruni in these discussions.

#### **6. 12 Cottage Drive Reconstruction Status**

- The drywall is being installed now. Brian mentioned some issues that were not done well, and these are being addressed. Mike had checked on some of these, and agreed about Brian's concerns.

#### **7. Approval of July 19th BOD Meeting Minutes**

- Motion made to approve minutes, unanimously carried.

#### **8. Old Business**

- Some owners complained that maintenance turned up the thermostats in bathrooms during March, causing high electric bills.

#### **9. New Business**

- Regarding former bldgs 1-4 and snow affecting drainage in the backs of the buildings: a grading solution is being sought by Fritz, and will be clarified next month.

#### **10. Date for next BOD Meeting**

- Sept 6 is the only one Jack and Mike can make in Sept. Next board meeting is therefore Sept. 6, at 9:30 AM. Meeting adjourned at 1:07 PM.