

**Wentworth Resort Condominium Association
Board of Directors Meeting
December 3, 2011
Red Fox Pub - 11:30 AM**

WRCA BOD: Jack Kwesell, Mike Dinneen, DD Warren, Blake Smith, David Treadwell,
Rosemary O'Brien, John Sevee
Management: Fritz Koeppel, Marcel Leveille

Management Report:

Fritz Koppel and Marcel Leveille presented the Management Report.
The Punch list now has 176 items down from 182 last month.

There were a number of service transactions for the month. Discussion of note included:

- A walkway crack at 180 Main St. was repaired before it became a safety issue. It will be looked at again next Spring.
- Continue to monitor and review a puddling issue at 13 A & B
- Discussion of installation process for replacement windows
- Reviewed questions from Middle Oak Insurance and awaiting responses from same
- Updated water tank replacements lists and discussed associated owner questions regarding same

Financial:

Received payment from Arbitration.

Reviewed 2 unit owners are on the Receivables summary. The owners have received late notices and late fees have been assessed.

For the fiscal year, so far, we are on budget. It was noted that 34% of CAPEX is spent for roof repairs. Good job of keeping cost of repairs under original estimates to date.

Minutes:

The Minutes of the November 12 BOD meeting were approved. Motion by John Sevee / second by Blake Smith

Election of Officers:

The BOD unanimously elected:

President -	Jack Kwesell
Vice Pres -	Blake Smith
Treasurer -	John Sevee
Clerk -	Rosemary O'Brien

Old Business:

| Discussed adding grates to porch and patio areas in some units to avoid damage from roof runoff.

New Business:

Water heaters – Fritz will send out letter to owners who will need to upgrade (starting January 2012), with suggested approved vendors. Owners can use a vendor from the list or one who is licensed and the work inspected after they install.

Septic systems – discussed future replacements. We will look at having trained experts to analyze the condition of the tanks (when they are pumped out) and look at the condition of the distribution boxes. This is targeted for April 2012.

| Heat issues – discussed the history of heating system issues last winter. Mike will discuss future parts availability with WMO.

Next Meeting:

January 21, 2012, at the Wentworth.

Adjourn:

12:05 PM