

Wentworth Resort Condominium Association  
Board of Directors Meeting - December 4, 2010  
Red Fox Pub 11:30 AM

Present: Jack Kwesell, Mike Dinneen, DD Warren,  
, David Treadwell, Rosemary O'Brien,  
John Sevee

Management: Fritz Koeppel, Marcel Leveille

Guests: John Bruni, Bruce Stelle

Management Report:

Fritz Koppel presented the Management Report.

The Punch list now has 153 items

Twenty five letters went out to owners of water heaters over 10 yrs old. The Management has installed 4 new and have received OK for 8 more. No response yet for the remaining 13. The boiler room heaters have been turned down and Marcel suggests that permanent residents might turn them off unless they are away.

Financial Report:

Fritz Koppel presented the Financial Report.

Receivables are up 43% compared to last year.

One owner remains over a year behind in dues.

The need to check email for the latest addresses to make sure the email goes to the right person was noted. Fritz will update the master list and provide copies to Board members.

P&L was reduced. Operating expenses were reduced, partially because trash pickups were reduced in the slower months.

Our Capex spending is approximately \$20,000 under budget. An evaluation will be made of

our financial situation in the spring, after the winter period, which usually is a period of low Capex activity.

Minutes:

The Minutes of the November 13 BOD meeting were approved.

Election of Officers:

The BOD unanimously elected:

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

Trash Pickup:

A sign is being made to hopefully prevent large items being left in the trash  
John Sevee will check about the separation of trash and how the trash company handles things.

Old Business:

Jack will review the By-Laws and other documents as to the Board's obligation and responsibility in regard to mortgage and insurance information. A proposed fact sheet form will then be reviewed at the January 2011 BOD meeting.

New Business:

None.

Next Meeting:

January 15, 2011, at the Wentworth.

Adjourn:

12:08 PM