

**Wentworth Resort Condominium Association
Board of Directors Meeting
December 1, 2012
Whitney Community Center**

WRCA BOD: Jack Kwesell, Mike Dinneen, John Sevee, Blake Smith, David Treadwell, DD Warren, and Rosemary O'Brien

Management: Marcel Leveille, Irina Ilieva

Guests: Bruce Stelle

The meeting was called to order at 11:25 A.M. by Jack Kwesell, President.

Management Report:

Marcel and Irina presented the Management Report.

Management met with a representative from Vermont Mutual for an inspection related to the master insurance policy.

WMO replaced the gas lines and related equipment at 6/8 Fox View in accordance with our contract replacement schedule of two systems a year. Management indicated that WMO communication with respect to this activity could have been better. WMO communication remains an ongoing issue.

14 Georgia Lane – the roof is still an issue. All units in this building have had leaks which have been addressed but the roof needs replacement. A leak weakened the sheetrock behind the cedar paneling in unit 14A resulting in a piece of the paneling falling off. 14 and 10 Georgia Lane and 180 Main Street are reroofing priorities. The roof on 12 Cottage Drive is holding.

Smoke from 6B/6C – despite the installation of dampers, smoke is still flowing from one unit to another. Rebuilding the chimneys is estimated at \$30,000-40,000. Marcel is investigating liners as a cost effective alternate. The Board approved the cost of a camera survey of the chimneys.

The cherry picker used for painting/repairs at 3/5 Fairview may have damaged the walkway at 5 Fairview. We will wait until spring to determine extent of repairs required.

The dead pine tree behind 29A Wentworth Hall Ave. was removed by the golf course.

Financial Report:

We don't have the financial information for this month. Irina will send out the bills on December 10th instead of the 15th to help with cash flow.

Approval of November 10, 2012 BOD Meeting Minutes:

The minutes of the November 10, 2012 BOD meeting were approved.

Election of Officers

The BOD unanimously elected:

President - Jack Kwezell

Vice President - Blake Smith

Treasurer - John Sevee

Clerk - Rosemary O'Brien

Old Business:

None.

New Business:

None.

Real Estate:

There is no additional information at this time. At least 7 units are on the market.

Next Meeting:

The next BOD meeting is scheduled for January 19, 2013 at 9:30 at the Wentworth Hotel.

Adjourn:

The meeting was adjourned at 11:44 AM.