

**Wentworth Resort Condominium Association
Board of Directors Meeting
October 20, 2012
Wentworth Hotel**

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

Management: Marcel Leveille, Fritz Koeppel, Irina Ilieva

Guests: John Bruni

The meeting was called to order at 9:30 A.M. by Jack Kwesell, President.

Management Report:

Fritz and Marcel presented the Management Report.

Punch list: Activity was slowed in September so as not to exceed budget but will increase now that we are in a new fiscal year. The list was emailed to all owners. Some owners have provided feedback. Several owners are requesting door and window replacement. While Management can assist owners with this activity, the cost of replacement is by owners. Fritz suggested clarifying responsibility of windows and doors to owners at annual meeting time.

10C Joshua – roof was just redone – during the project it was determined that a rotted skylight has to be replaced. Cost is borne by Association. All roofs scheduled will be completed in the coming week. There was an issue with a leak at 13B Chipper Point that has been resolved.

Roof ventilation is required where ice and water shield impairs breathing. The Board agreed ice and water shield is necessary. Management will research ventilation methods.

14 Georgia roof needs replacement. Management has been making temporary repairs until roof can be replaced.

10 Fireboxes need repair. Management is targeting completion before winter.

Drainage at 180A Main Street has been an on-going issue. Various remedies were discussed.

Lawn at 84 Wentworth Hall Ave. Repairs will wait until spring because we are past the time for establishing grass.

There was a false alarm at 77B Wentworth Hall Ave. This event opened up discussion about the need for Knox Boxes. In addition, we discussed the need for non-Pope security monitoring firms to contact Wentworth Management. We also discussed the need for a hard-wired phone line for security monitoring. We require all owners to have a *functional* security monitoring system. Irina will follow up as to cost of land line minimum cost.

Patio door replacement at 84C Wentworth Hall Ave.: discussion centered about requiring matching doors.

Management replaced a septic pump and controls (float switch) at 31 Wentworth Hall Ave. Wiring will have to be replaced requiring excavation.

Building 12 Cottage: the roof held up during extreme windstorm on Tuesday.

All safety-related items on the punch list have been resolved.

Financial Report:

Fritz presented the financial report.

Information was sent to our accounting firm Gamwell & Caputo for the annual year end consistency check. Everything is in order. The methods the accountant used for required reserves/replacement was discussed. John Sevee will be checking the figures the accountant used as part of his required reserves cost project.

The Board commended John's effort on required reserves project.

Most of our owners have already paid their dues this quarter.

Approval of September 15, 2012 BOD Meeting Minutes:

The minutes of the September 15, 2012 BOD meeting were approved.

Old Business:

Meeting with Jackson Water Precinct:

Dave, John, and Jack attended the October 3rd meeting with Jackson Water Precinct (JWP). Who pays for the costs to transfer ownership, including drawings that JWP requires, was discussed. JWP also wants to install a new hydrant across Main Street from the hotel and would like the Association to pay for half the cost. Discussion ensued as to who else benefits from this hydrant (church, hotel, golf club?). Indemnification of The Association once transfer is made was also discussed. John Sevee is looking at a cost effective way to provide the information they require.

We discussed the scope and location of water pipe ownership – curb versus shutoff valve, main line only, etc.

We agreed that we will continue to pursue transfer, recognizing this will be a slow process.

Tree Removal requested by 6B Fox View Lane: The Board does not approve additional tree removal from that area.

We received a thank you note from Joyce Allan of the Jackson Public Library for our donation in memory of Joan Cahill.

Irina will look at options for our annual meeting because the Red Fox may not be available by Dec 1st. It was suggested to investigate if the Whitney Center would be available – Irina will look into it.

The Board approved the menu for the Annual dinner.

The current rate on our CD is 1%.

New Business:

Jack will start to assemble the highlights for the Annual Meeting.

Tax information is available on line at www.jackson.nhtaxkiosk.com.

An owner would like to install a satellite dish on 10D Georgia Lane. The Board noted it has to be hidden.

The Board went into executive session from approximately 11:20-11:35 AM to discuss an owner request.

Real Estate:

We received an update from Kathleen Head; we have two additional units on the market. There have been no sales.

Next Meeting:

The next BOD meeting is scheduled for November 10, 2012 at 9:30 AM at the Wentworth.

Adjourn:

The meeting was adjourned at 11:36 AM.