

The Wentworth Resort Condominium Association

Board of Directors Meeting Minutes

Saturday, October 23, 2010

The Wentworth

The meeting was called to order at 9:36 a.m. by Jack Kwesell, WRCA BOD President.

Present:

Board Members: Jack Kwesell, Mike Dinneen, John Sevee, Blake Smith, DD Warren and Rosemary O'Brien.

Guests: John Bruni, Stan Weiss, Darren Celso

Management: Irina Ilieva, Marcel Leveille, Fritz Koeppel

Financial:

Darren Celso representing Gamwell, Caputo, Siek & Co., the CPAs that provide annual review of the WCRA's financials, attended the meeting to answer the Board's questions on the annual balance sheet compilation report. Mr. Celso went thru the various tabulations in the report and answered Board questions, mostly on definitions and how to interpret and relate the various tables. He indicated that the definitions of certain Capital Expenditures and Operations costs, such as building repairs, are somewhat arbitrary. Other costs are more clearly either operations (e.g. management contract, waste hauling) or CAPEX (e.g. replacement on an entire building roof). He explained that the "Required Reserve" (i.e. \$940,059) given on the "Supplementary Information on Future Repairs and Replacements" table is an estimate of a catastrophic event resulting in replacing all the items listed at one time. He indicated this is unrealistic and that most condominium associations operate with significantly less in reserves. And although the WCRA has more reserves than many associations, he suggested we increase our reserves from the \$130,000 or so we currently have in savings.

Only one owner is behind for the entirety of last year's dues (Unit 6C). This unit will be going to auction this month. The WCRA has a lien against the property to recover unpaid dues and any expenses, including attorney fees.

Fritz indicated there were no significant financial issues as we begin our new fiscal year.

Management Report:

The deck of 13B Chipper Point Road appeared to be moving along with the chimney. Mr. Weiss, the owner of Unit 13B, reported concerns about a crack in the chimney foundation and joints opening in the outside walls. The Board met with Mr. Weiss at Unit 13B after the BOD meeting had adjourned and inspected the conditions. The Board's preliminary conclusion was that a slight movement of the chimney was evident and the west edge of the deck had settled slightly. The Board authorized the Managing Agent to have a mason inspect the chimney immediately to determine the extent of damages (if any) and Marcel to excavate around the deck supports to see what type of foundations, if any, was supporting the deck and if settlement was occurring. Marcel will contact the BOD if any immediate safety issues were identified.

Drainage repair behind Building 66 starts next week. Marcel reported that he had to repair the outside stairs at Building 66 due to rot of the wooden ties. The ties were about 25 years old.

The Managing Agent continued to work away at the Punch List items. Priority is being given to safety issues. Owners have responded via email and in writing to the Board's request of problems that may have been missed during the Board's annual walk-around.

Work on the roof of Building 17 starts next week. Building 14 Joshua roof will be replaced in the spring of 2011.

The owner of Unit 84D raised the issue of porch baluster spacing. The Board concluded that the spacing met the code at the time of building construction in the 1980's. If the owner wants to replace the balusters he could coordinate that thru the Managing Agent but would have to replace, in kind, the entire buildings railings at the owners cost. Such work would be coordinated thru the Managing Agent.

Marcel indicated that the outdoor lights at some of the units needed repair and are so old at this point he cannot find the same replacement lamps. The Board authorized him to find a similar style and replace all four lamps on the building. Salvaged lamps can be used to replace matching lamps on other units.

September BOD Minutes:

It was moved and seconded to approve September's minutes. The amended minutes were approved unanimously.

Old Business:

Letters to the owners concerning hot water heater replacement was discussed and finalized. The Association's policy for replacing the hot water tanks every 10 years was discussed and confirmed due to: (1) the potential damage to multiple units from a single tank failure, (2) the average 6-year reported

life expectancy of most tanks, (3) the out-of-pocket expenses of effected neighbors, (4) our insurance companies assumption that we are replacing the tanks at 10 year intervals based on past discussions with Vermont Mutual and (5) the potential damage to building common areas which would result in Association out-of-pocket expenses.

A revised draft of the Insurance Resolution was discussed, reflecting a policy that Unit Owners manage repairs to Unit (non-common area) damage, and that the Board, with the Association Manager, manage repairs to common areas and limited common areas (e.g. load bearing walls, roofs, etc.). Jack commented that the wording of the Release form attached to the Resolution was too daunting and confusing with "legalease". Blake agreed to re-write in plain English. The Board was asked to provide Blake with any comments on the revised Resolution. Blake will coordinate any additional Board comments so the Resolution can be part of the annual meeting packets.

WMO wants to dispose Jack and Fritz in regards to the Vermont Mutual litigation concerning the 2008 fire.

New Business:

The annual meeting was discussed and it was agreed that the Managing Agent will mail out only the notice of the meeting, menus for the annual dinner, and the proxy form. All other information typically provided to owners by the Board via mail, will be e-mailed this year. The notices will be mailed out by November 13th. An outline of the meeting was discussed.

The next BOD meeting is scheduled for November 13, 2010 at 9:30 a.m. at the Wentworth. Blake will record the minutes.

Adjournment:

Meeting was adjourned at 11:59 am