

**Wentworth Resort Condominium Association
Board of Directors Meeting
September 15, 2012
Wentworth Hotel**

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

Management: Marcel Leveille, Fritz Koeppel, Irina Ilieva

Guests: Peggy Dinneen, John Bruni, Sean Landers

The meeting was called to order at 9:28 A.M. by Jack Kwesell, President.

Management Report:

Eastern Green

Sean Landers of Eastern Green was in attendance from 9:30 to 9:55. He plans to attend our meetings to address any concerns with landscape maintenance.

Eastern Green prepared a proposal to repair the lawn at 84 Wentworth Hall Avenue, mountainside. Fritz will email this to the BOD.

We reviewed Eastern Green's scope of work. The property is generally looking very nice. Dave pointed out that the end of Hurlin Lane needs improvement now that overhanging trees have been removed.

Snow removal was discussed. Some owners do not move their cars in time for the plows. We will raise this issue at the annual meeting. Email reminders will go out to owners in early December where parking or moving cars has been an issue.

Overhanging trees need to be trimmed along Wentworth Hall Ave. near Georgia Lane for safety.

Management Report

Fritz and Marcel presented the Management Report.

The updated punch list was sent out to the BOD and to the owners. There has been significant progress but activity will slow a little until the beginning of the next fiscal year. Safety items will be given high priority.

Tree removal at 6 Fox View Lane: An owner would like a large pine removed. Several large trees have already been removed at the request of this owner. There are concerns about additional trees being removed. The Board will review location before next meeting.

Roof replacement continues to be a concern. Marcel has identified additional buildings with issues that will require roof replacement in the near future. 10 and 14 Georgia and 180 Main Street are the worst.

Patio Doors: Doors at Unit 5A Fairview have been replaced. Numerous doors and windows throughout the complex need replacement. These are an owner expense.

Management has been treating buildings for insects. The cost is minimal when compared to using external pest control services.

The BOD discussed Eastern Green's proposal for lawn repair at 84 Wentworth Hall Ave. The cost seems high. We will look at alternatives.

Wanda Allen's work at Joshua Loop and Wentworth Hall Ave was discussed. We are pleased with the results. The BOD approved an additional payment of \$60 to cover additional expenses. We will identify additional areas where she might have ideas for improvement.

Financial Report:

John Sevee presented the financial report. All dues are current.

This year's budget and spending was discussed extensively. We are slightly over budget (approximately \$5,000, 1-2%) for fiscal 2012. The budget included a planned transfer of money to our reserves. This amount will be reduced. We have valid reasons for going over budget as our property is aging and we continue to implement required repairs. A large portion of our capital expenditures this year was for roof replacement and septic repairs.

There was extensive discussion about the frequency and timing of insurance payments. The bills do not always come in consistently.

The Board approved the budget for fiscal 2013.

Approval of August 4, 2012 BOD Meeting Minutes:

The minutes of the August 4, 2012 BOD meeting were approved.

Proposal to Turnover U/G Water System to Jackson Water Precinct:

Fritz reported on his meeting with Scott Hayes of Jackson Water Precinct. He presented a copy of a signed proposed agreement that they had drawn up in 2009. We did not enter into the agreement at the time. After extensive discussion, the Board decided to move forward with this agreement as the benefits to the Association are many. Dave and John will attend October's Water Precinct Meeting.

Old Business:

John has a draft replacement cost evaluation that he will distribute to the Board for review. His analysis concludes that we will need to be setting aside additional funds each year to make needed repairs. Some items were identified as best being handled by special assessments.

CD transfer: the rate has changed. We will know what the rate is when we receive this month's statement.

Annual Meeting Dinner Venue

The Board approved The Wentworth's proposal for our Annual Dinner scheduled for Saturday December 1, 2012.

New Business:

None.

Real Estate:

We received an update from Kathleen Head; we have five units on the market. Sales are still slow.

Next Meeting:

The next BOD meeting is scheduled for October 20, 2012 at 9:30 AM at the Wentworth.

Adjourn:

The meeting was adjourned at 11:44 AM.