

**Wentworth Resort Condominium Association
Board of Directors Meeting December 5, 2009**

Minutes

Management Report

Punch list work was completed per management report.

Cheek walls were painted.

Fritz and Marcel are investigating possible replacement windows. It was noted that modifications to the frame are expensive

Unit 10C Georgia – There were questions on how to fill out a Bank of America loan application. Mike has written a letter of operations at Wentworth which should answer the questions for the bank.

It was decided to remove 2 feet from the hedge along the golf course behind Building 9, in the spring. Fritz will email the owners.

Marcel is making a list of the heating equipment in each unit.

Unit 7D – Pat Kelly – A hole will be cut into the wall to check for mold.

The wreaths need to be replaced after Christmas. DD thinks that the bows should be replaced each year. All agreed.

Financial Report

We are within \$50 of our budgeted amount.

Three owners are over 60 days in arrears. Notices will be sent out to them.

Operating funds are low but as revenue comes in the situation should improve.

November 14 BOD Meeting Minutes

Approved.

Election of officers

All the officers were reelected.

Trash Pickup during Holiday Periods

Holiday trash pickup will be as previously done. Owners will be notified of the extra dumpster, how to dispose of ashes, trees, and large items to the land fill. Propane canisters can be given to Marcel.

Old Business

The Board postponed decision on the replacement of stairs and walkway at Building 82 Wentworth Ave pending additional information.

DD notes that ice mats are available to remove ice from steps. They work well and are available from Hannaford and Shaws. They can be attached to wooden steps.

Building 3 – The sewer manhole cover needs to be replaced by an iron cover.

New Business

The Board agreed to donate \$100 to the Jackson Fire Department for a heat seeking camera.

Fritz will request Pope Security to notify owners when action has been taken on their alarm systems.

Fritz and John will talk with Dan Coughlan in regard to the value of having an audit performed by our accountant.

Next BOD Meeting

January 16, 2010
Scribe – DD

The Meeting was adjourned at 12:08 p.m.