

**Wentworth Resort Condominium Association
Board of Directors Meeting
February 14, 2014
E. G. Chandler, Inc. Office**

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

Management: Erik Chandler

Guests: John Bruni

The meeting was called to order at 10:02 A.M. by Jack Kwesell, President.

Management Report

Electricity Usage: Management advised that the check for the construction trailer electricity usage was received from Couture Construction in the amount of \$1082.09 and was applied against electric expenses. Report sent to John Sevee and distributed to board. Management sent an email to the Hotel advising of receipt and end of agreement.

The Board agreed Couture Construction should be copied on acknowledgment of receipt of payment so we the Association know of receipt and that they are aware of our decision (conveyed to Fritz) to terminate this arrangement by a month from January 29.

Freezeups: 4 freeze ups were discovered with low temp alerts, unit inspections, and/or owner call. In one instance the unit owner was home and unit was at 68 degrees yet the pipes in the walls froze. Management followed up with WMO and owners in each case until the situations were resolved.

Water Shut Offs: The Board had another extensive discussion about shutting off water when a unit is going to be unoccupied for a prolonged period of time. Management advised that this is a standard requirement at other complexes in the area. We need to make the shutoff valves easier to reach/operate. The Board authorized Management to hire a plumber to survey the entire complex for location of shutoff valves and cost to relocate.

Shutoff Tags: Management advised that the water shut off tags have been ordered and will be placed on each shutoff valve.

14B Georgia Interior Painting Request: The Board had an extensive discussion about interior damage to the interior of the unit resulting from a leak from approximately ten years ago and faulty repairs. Unfortunately, the Association cannot cover this damage.

Management responded to 16 unit owner requests or issues, some personal, and performed work or solved issues.

29A Wentworth Hall Ave. Roof Leak: The unit was inspected; there is minor damage. Management will repair the roof in spring. The owner is in agreement with this plan.

180 Main Street, 10 and 14 Georgia Lane roofs have been kept free of snow. There are no leaks so far.

180A Main Street: water leaks into the basement when ice builds up. This has been an ongoing issue because snow and ice buildup cannot always be addressed in time. Management advised that a permanent solution is to dig a dry well for the drainage. This will be done in the spring.

Crack sealing: (updated estimate): Crack sealing for the total complex is \$19,250.00. This was tabled until the spring review of building work.

31C Wentworth Hall Ave.: There is a leak in the chimney area. Management contacted Brown Masonry – this is a spring repair.

84C Wentworth Hall Ave: Erik met with the unit owner and reviewed sliding door concerns, lawn concerns, and paint concerns. Completed a temporary roof repair. The building/unit needs a new roof in a section.

Financial Report

Management presented the financial/budget report. As expected, the snow and ice removal budget is running over.

The Board discussed charging small repairs and maintenance in building repair budget, not CAPEX.

As of this meeting, a number of owners have not yet paid their dues; this is most likely because the bills went out late. Reminders will be sent to those owners.

Approval of January 17, 2014 BOD Meeting Minutes

The minutes of the January 17, 2014 BOD meeting were approved.

Old Business:

Covered under Management report.

New Business

None.

Next Meeting:

The date for the next BOD meeting is Friday March 14, 2014 at 10AM at the offices of EGC.

Adjourn:

The meeting was adjourned at approximately 11:32 A.M.