

**Wentworth Resort Condominium Association  
Board of Directors Meeting  
April 20, 2013  
Wentworth Hotel**

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

**Management:** Marcel Leveille, Irina Ilieva

**Guests:** John Bruni

The meeting was called to order at 8:31 A.M. by Jack Kwesell, President.

**Management Report:**

Marcel and Irina presented the Management Report, including the updated Building Repair List (BRL).

Insurance report action items: Management has been following up on the Vermont Mutual inspection. The Jackson Fire Department was contacted to clarify use of grills on decks and patios. Their response cited NFPA Code, which poses restrictions on grills and similar devices in dwellings other than one or two family dwellings. We will review the NFPA regulations and make a decision next meeting as to whether we need to take action.

Management responded to a water alarm in unit 20C Cottage Drive. The fitting for the hot water tank leaked and water flooded the unit. Management called Duraclean to dry out the flooded area and remove mold. Management also replaced the hot water tank, provided estimate for the remaining repairs; and met with insurance agents.

The Cottage Drive sign is missing, presumably stolen. A temporary sign has been installed until a permanent one can be made.

We discussed bylaws with respect to moving sales. Sales must be inside the unit, i.e., not "yard" sales.

Unit 17A Wentworth Hall Ave: a hot water pipe (heating system) was found leaking. The leak was into the wall, however, it was caught early so resultant damage was minimal and the leak has been repaired.

**Financial Report:**

Irina and John presented the Financial Report. We are in general in good shape. We should have sufficient funds to be able to transfer borrowed funds back into savings.

Irina is checking on banking fees.

**Approval of March 16, 2013 BOD Meeting Minutes:**

The minutes of the March 16, 2013 meeting were approved.

**Old Business:**

Smoke from 10C Georgia (Keenan) into 10B (Crane): This appears to be a one-time incident. We believe the cause of the smoke to be because the pilot of the gas unit of 10B was out and the chimney was cold allowing a backdraft from 10C. Pilot has been re-lit. Since then 10C has had wood burning fires with no smoke entering 10B.

**Real Estate:**

Except for 82B Wentworth Hall Ave., all units that have been on the market have been sold or are under agreement. 9C is being sold directly to another party without an MLS listing.

**New Business:**

None.

**Next Meeting:**

The next BOD meeting is scheduled for May 18, 2013 at the Wentworth Hotel, at 9:30.

**Adjourn:**

The meeting was adjourned at 9:06 AM.

The Board went into executive session from 9:07-9:24 A.M.

After the meeting, the Board began their annual spring walkabout. Most of the complex east of Main Street was inspected, with the remainder saved for another date.