

WENTWORTH RESORT CONDOMINIUM ASSOCIATION

Board of Directors Meeting – January 17, 2009

PLACE: Wentworth Hotel

DATE: Saturday, January 17, 2009 @ 9:30 am

Present: Mike Dinneen, Jack Kwesell, David Treadwell, DD Warren, John Sevee, Blake Smith,

Guests: John Bruni, Rosemary O'Brien, Mrs. Dinneen

Management: Fritz Koeppel, Irina Ilieva, Marcel Leveille

AGENDA:

1. Management Report

Details of management activities were provided to the board in the Management Notes for December, 2008. Some highlights:

- Finalized preparations for Annual Dinner and Annual Meeting.
- Posted meeting minutes on the web site for 2008. The Board decided that a notice with the user name and the password for the condo web site will be sent with the April quarterly bill.
- Scheduled additional dumpster and dumpster pick ups for the Holiday Season. A condo owner contacted the President of the Association with concern of the location of the second dumpster. The condo owner wanted the dumpster to be located at a different spot. As a result of the conversation the President of the Association wrote a memo for the file. The President decided that the second dumpster is to stay at the currently allocated place. The Board is to consider notifying the condo owners well in advance for the next holiday season for the extra dumpster.
- The Board requested that the Christmas trees be taken to Transfer Station.
- Performed multiple heat checks.
- Fritz met with MacKay representative and Andy of Bergeron office to approve louvers installation.
- Responded to numerous low temperature alarms.
- The management company has been cleaning a path behind building 9, 17, 29 and 31 to try to manage snow melt/floodwater.
- The boiler installation in unit 82A has been completed and inspected by Bergeron.
- Marcel informed the Board that in the last one week there has been 3 heat checks due to the very cold weather.
- It was determined that the ice shield installed on the back side of the buildings this past fall is working well.
- The Board decided to go and take a look at the Satellite Dish installed at building 7.
- The Board requested that Fritz send an email to P. M. Mackay in regards to miscellaneous materials left behind after the installation of the louvers and not removed.

2. Financial Report

- John Sevee, the treasurer presented the financials for the month of December 2008.
- John Sevee reported that there are no condo owners with outstanding dues as of December 31st 2008.
- John Sevee is to consult with Dan Coughlin in regards to the number of bank accounts currently held by the Association.

3. 12 Cottage Drive Reconstruction Status

- Fritz confirmed that we have completely paid P.M. MacKay. Fritz it is to present a final reconciliation to Jack Kwesell.

4. Electrical Cost Study Status

- The research was performed by Rosemary O'Brien and presented by Mrs. O'Brien. The purpose of the research was to determine if we can lower the cost of the electricity. The research examined the bills for the 24 meters for two years, analyzed the data and identified areas for further study. One of the major expenses is the connection fee of \$20.00 for each meter, amounting to a large fixed cost each year. Increased use of timers and the combination of timer/motion detectors for door lights was discussed. Other options would be to change to higher voltage pumps and water conservation devices. It was determined that one of the meters consumes a substantial amount of electricity. Fritz explained that a while back the Association and the Hotel made a trade off where the pool pump runs off the meter on building 9 and in return the hotel pays for the street lights along that road. The Board thanked Mrs. O'Brien for the extensive work and great presentation.

5. Approval of December 6, 2008 BOD Meeting Minutes

- The minutes approved by voice vote.

6. Board Member Election

- Mrs. Rosemary O'Brien is unanimously voted as a new board member to replace Dick Wright's term.

7. Old Business

- Fritz informed the BOD that he had received a letter from the Vermont Mutual in regards to an inspection that they had performed. The inspection found a couple of missing shingles. Fritz responded with letter that the missing shingles will be replaced in the Spring and they are satisfied with that.

8. New Business

- The BOD is asking the Managing agent to give the Amendments to the bylaws to Kathleen Sullivan Head to be recorded in the Carroll County Registry of Deeds.
- Mr. Ramsbottom, condo owner of unit 20B Cottage Drive has forwarded paperwork on two claims with a deductible of \$500.00 each for damage on a cheek wall.
- At 10:30 am the BOD went into executive session to discuss legal matters, which concluded at 11:30am.

9. Date for the Next BOD Meeting

- February 21st 2009.

10. Motion to adjourn – moved and approved.

Irina Ilieva