

WENTWORTH RESORT CONDOMINIUM ASSOCIATION
Board of Directors Meeting – May 3, 2008

Place: Wentworth Hotel

Present:

1. Management Team: Irina Ilieva, Doug Nolting
2. Directors: Mike Dinneen, D.D. Warren, Jack Kwesell, Dick Wright, Blake Smith, David Treadwell, John Sevee
3. Guests: John Bruni

Meeting called to order at 9:30 AM by board president Jack Kwesell.

AGENDA:

1. Management Report

- Boiler shed venting

The situation is uncertain on what needs to be done; Mike Dinneen is following up on this issue. We need a judgment by the fire marshal and town building inspector before moving ahead.

- Inspection of remaining older boilers

Jack reported that the state fire marshal's office will work this inspection in with some training of new inspectors.

- Hot water heater replacements

Doug has a list of the units that need to be replaced (7 are at 10 years of age), obtained from Huntley Allen. The 10-year rule is not in the bylaws, but has been board policy; it may be in our insurance policy. The board agreed to let these units delay one year, possibly with an inspection by Allen. Jack will check with our insurance company. We also would like to recommend a new type of heater (on-demand) for owners needing a replacement, but need information on this.

- Letter from Bill Fitzgerald

A letter was distributed by Irina. His boiler is inside the unit. He wants to be forgiven the next extra assessment because he paid for his own antifreeze. Mike will inform him that this is not possible.

- Estimate for painting from Frechette Painting. Board-established priority: Bldg. 77, then 20, and hold off on the others. We have ca. 37K in the budget for painting this year, and should not exceed this. His estimate is 45K. We can determine the sequence following our walk-around in June.

- 10C Georgia: repairs on the roof needed. Cheek wall leaked, and there is a mold and moisture problem, according to Duraclean (this according to owners). Doug and Irina had inspected the unit after the complaint, and didn't find any moisture on the carpets. Jack and Irina will look at it after the meeting today. There may be other units with similar issues.

- Roofs: Doug has an estimate (Silver Lake Home Center) for the eight 2 BR buildings up the right side of Wentworth Hall Avenue to be flashed 2 feet up the back roofs with aluminum. This should prevent ice dams from occurring. The board agreed to proceed with this project.

- We need 3 more No Parking signs. DD will provide Irina information on the sign painter.

- Financial Report

All accounts are reconciled. The insurance money is generating good interest. Any payments to MacKay should be cleared with Brian Preece to make sure that the work billed has been performed. Some owners (13) have not yet made their assessment payments. They will be charged a late fee and interest, starting the 15th of the month after the bill is due.

We need to repay the 40K borrowed from the money market account and will do this from the funds available from the current payments of owner's dues and assessments.

2. Approval of April 5th BOD Meeting Minutes

- The minutes approved by voice vote.

3. 12 Cottage Drive reconstruction

- Jeff Willey, of MacKay etc., is the foreman of the reconstruction. He came by to meet board members before the meeting began.

- Brian Preece, our clerk of the works, came to meet the board members. He gave the board a review of what he does as clerk. He is especially attentive to the building codes, and to the quality of work, but doesn't feel he needs to spend a lot of time on any given day. He would like to get specs on the products that are being used, especially when it comes to allowances. He also needs to get plumbing and electrical plans from MacKay. Mike will check on this. They are using Pex (flexible plastic tubing) and not copper, and Brian stated that red squirrels like to chew this material, creating leaks. Mice also chew the stuff. Brian checks with Jeff, reports to Mike. He will bill us on the 1st and 15th of the month.

- Insurance Company Settlement Increase. We have a new estimate. (\$1.207 mil), which has been agreed by contractor and insurance company.

- Changes to Original Construction

Windows: that has been settled. A Pella window is available, very close to the opening, and routinely manufactured. If we tried to match the opening with Anderson windows, it would have cost an extra 44K. There were also adjustments needed to make the window openings conform to building codes for egress purposes, i.e., 4 panes to 3, 3 panes to 2. Mike has followed through with this issue.

Chimney: Lidman wants a different design for the chimney for his unit. The board determined that this could be costly and might delay construction. The costs of the delay could be substantial, and they would have to be borne by Lidman, not the association. Jack and Mike will confer and communicate with Lidman about changing the chimney design.

Deck Expansions: Since the land to be taken for the expanded deck is common area, converted to limited common area, it would take a 100% vote of owners, and that would cause unacceptable delay in construction. The decks will have to conform to the original dimensions.

- Painting issue: outside clapboards and shingles should be primed in factory and painted in place; the board approves of this process.

4. Owners Individual Insurance Coverage

- Adequate coverage for deductible and improvements: the board needs to make sure that all units are covered for upgrades made by owners. We will send a letter to owners to urge them to be sure that they are covered by current insurance policies for upgrades made to their units. We should update the folders distributed to owners to that

effect. It was suggested that the bylaws could be put on CD and distributed to owners in their packet.

5. Old Business

- The Jackson Water Precinct may still want to take over the condo association water system. The board agrees to promote this, as long as it doesn't cost us anything. It would facilitate a better water system, as it would promote a closed loop and increase pressure.

6. New Business

- The board commended Jack Kwesell and Mike Dinneen for all the work they have done in connection with the fire and rebuilding of building 12.

7. Date for next BOD Meeting

- It was agreed that we should meet Saturday, June 14, and eventually get back on a 3rd Saturday schedule. At that time we will have our annual walk-around the properties.

Meeting adjourned at 11:55 AM.