

**Wentworth Resort Condominium Association
Board of Directors Meeting
May 18, 2013
Wentworth Hotel**

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

Management: Marcel Leveille, Irina Ilieva

Guests: None

The meeting was called to order at 9:30 A.M. by Jack Kwesell, President.

Management Report:

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

Painting is the major activity going on this spring as the weather has been cooperative.

The 10C/B Georgia Lane chimney inspection revealed no structural issues with the flues. Unit C has a wood burning fireplace and Unit B has a gas insert. The inspection report indicates that the issue is downdraft. When the pilot in B goes out there is a downdraft from C into B resulting in smoke intrusion into B. The solution for now is to make sure that the pilot is operating in B and possibly to install a divider cap at the top. We will obtain costs to install the divider and if there are additional issues we can implement.

The BOD discussed future conversions from gas to wood. Owners should notify management of their plans. An inspection will be required to identify any structural issues.

The remaining septic tank covers (concrete with rebar handles) are a safety concern and will be addressed this season.

Financial Report:

Irina and John presented the Financial Report. We are halfway through the new fiscal year. We have five owners outstanding in dues payment at this time. One of these is a recent sale and the dues were likely collected at closing so they should be forthcoming. One is a new owner. Irina will follow up.

Irina noted that she transferred \$20K back into savings. She will transfer an additional \$5K back as soon as the balance allows, probably late June.

There are no expenses out of the ordinary when compared to last year. Tree removal at 9 Wentworth Hall Ave. has been expensed.

Fiscal 2013 spending reflects building repairs underway, mainly painting.

This year is our “bigger” year for septic pumping.

Septic tank repairs – these need to continue this year – we may use local contractors as in-house resources are tight. John Sevee said he would assist as needed with material specifications and contacting Al Frick if required. Management will advise next meeting how this year’s repairs will be made.

Approval of April 20, 2013 BOD Meeting Minutes:

The minutes of the April 20, 2013 meeting were approved.

Old Business:

Insurance report action items: Management followed up on the Vermont Mutual inspection.

We reviewed NFPA requirements. NFPA distinguishes between one and two family dwellings and multi-unit dwellings, defined as more than one or two units. There is no provision for townhouses. After substantial discussion, it was decided that we will notify owners of the restrictions on gas and charcoal grills on decks and patios in multi-unit dwellings.

There was a recent roof leak at 180B Main Street. The building is scheduled for roof replacement in the fall.

10A Georgia – the owner has issue with paying for patio door repairs because of water coming from roof. The owner is responsible for all doors and windows. It was noted that many owners have replaced their patio doors at their own expense.

10D Joshua – the owner will be selling the unit and is not going to replace the rotted door. Instead they have hired a contractor to repair using fill/putty. It was noted that replacement of the wood trim would be a better option because filling does not work well. The owner of 10D has just bought 9C.

The recent property inspection of Unit 9C revealed an issue with the furnace flue gas vent. The flue was installed too close to wooden structural components. Marcel showed a photo of the installation. Other similar units were inspected; four other units showed the same issue. WMO was called in – they will remedy the affected units.

Water line survey – our system has been mapped out except for Cottage Drive which will be done later this summer. The coordinates have also been identified. This information will prepare us for any future negotiations with Jackson Water Precinct. John reported that there was no cost to the Association for this work.

Real Estate:

8 units have sold since the annual meeting (66D, 84B, 31D, 12C, 180A, 12B, 20A, and 9C), and 3 more are on the market (82B, 10BJ, and 17D). 10DJ is going on the market.

Irina will update owners list with new owner information and send to the BOD members.

New Business:

The WMO supply contract is up for renewal. Jack has been in discussion with Dana Jones of WMO to replace our current contract with a more standard contract (similar to that they have with other customers). The pricing structure will stay the same. Jack will send the contract to our law firm for review.

There was extensive discussion on flood zone issues. The mortgage holder of 20A is requiring flood insurance even though it is not in the flood zone. Management reviewed new flood zone mapping (March 2013) that shows buildings that were previously taken out of the flood zone within the flood zone. However, John and Jack pointed out that there is outdated and erroneous information on the map. We have a letter dated in March 2013 revalidating that some of the buildings originally shown as within the flood zone are actually out. Also the mortgage holder of 66A has requested flood insurance even though it is obvious that 66A is not within the flood zone. Jack and Management will follow up as to which buildings are in the floodplain and the status of 20 Cottage Drive and 66 Wentworth Hall Ave. John will review information he has on file.

Next Meeting:

The next BOD meeting is scheduled for June 15, 2013 at the Wentworth Hotel, at 9:30 A. M.

Adjourn:

The meeting was adjourned at 10:47 AM.