

**Wentworth Resort Condominium Association
Board of Directors Meeting
December 6, 2014
Red Fox Bar & Grill**

WRCA BOD: Dan Coughlin, Rosemary O'Brien, John Sevee, Blake Smith, David Treadwell, DD Warren, and Stan Weiss
Management: Erik Chandler
Guests: John Bruni

The meeting was called to order at 10:37 A.M. by John Sevee.

Election of Officers

For the 2015 fiscal year The Board Officers will be:

Dan Coughlin - President
Blake Smith - Vice President
John Sevee – Treasurer
Clerk – no one is able to fill the duties of clerk at this time. Note taker will be provided by Management.

Management Report

180 Main Street Drainage:

The work is complete. Snow removal will be limited to the brick work and the roof over 180A. We may need to build small foot bridge in spring to span the new drainage swale.

Roof Raking:

Buildings with new roofs will be deleted from the roof raking list (with the exception of 180A as noted above). Buildings with old roofs will continue to be raked.

Owners Guide:

DD and Erik completed the new owners' guide and it is now available for new owners. A few were passed out to new owners at the annual meeting today. The Board thanked DD and Erik for their work.

Rules and Regulations:

Management has completed this project and combined many documents that have been developed over the years. These will be posted on the website and other references will be removed.

Tree work:

We discussed tree work. 10 and 14 Joshua have the highest need to remove/trim encroaching trees and shrubs, followed by 10 and 14 Georgia. The Board decided that because of budget concerns, this work will be deferred until we have the fiscal 2015 roofing estimates.

Financial Report

We will make a transfer from savings to checking to help with short term cash flow; this is typical for this time of year.

One owner is late with dues, but only by 15 days; it not expected to be an issue.

Old Business

Property Survey Status:

There are three issues that must be addressed:

1. Tennis Court/Cottage Drive boundary line adjustments. (Although resolved by unanimous vote at Annual Meeting in 2006, including then unit owner Koepfel, he has either forgotten or has decided to revisit this issue.)
2. Lights along WW Hall Ave need to go back on ASAP.
3. Hotel wants control of all land within green area. We would be reluctant to agree to this, without thorough consideration of all information including hotel's future expansion plans.

The Board decided to wait until January to discuss property line issues (1 and 3).

The Board directed Management to get the lights back on as this is a life safety issue. Management will obtain a cost estimate to connect the five lamp posts along the green to the Association's electric supply. Once the Board approves the estimate, Management will proceed, and as a courtesy, will communicate the intention to the hotel. Priority is ASAP. This activity should also address the lights further up Wentworth Hall Ave., even if a temporary line has to be installed.

Approval of October 24, 2014 BOD Meeting Minutes

The minutes of the October 24, 2014 BOD meeting were approved.

Next Meeting

The date for the next BOD meeting is Friday January 9, 2015 at 1:00 P. M. at the offices of E.G. Chandler.

Adjourn:

The meeting was adjourned at 11:50 A.M.