

**Wentworth Resort Condominium Association
Board of Directors Meeting**

October 23, 2015

E.G. Chandler Offices

Attending: Dan Coughlin, Rosemary O'Brien, Blake Smith, DD Warren, David Treadwell
Stan Weiss, John Sevee, and Property Manager, Erik Chandler

Absent:

Guests: John Bruni

The meeting was called to order at 10:00AM by Dan Coughlin.

Management Report:

Manager Chandler updated The Board on the roofing progress and a few other maintenance items. Fairly major rot has been found in a chimney chase and roof truss area of Building 84. Repairs are underway and are expected to be in the neighborhood of \$15,000.00. Roofers have also begun work on Fox View 6. Tree work has been completed at Building 84 and commenced at 10 & 14 Georgia. Tree crews will then move to Building 77 and then both buildings on Joshua.

10D Georgia Special Request:

An owner in 10D Georgia requested permission to remove a window in the rear of the unit in order to facilitate a master bathroom remodel. The board discussed and ultimately approved the request with the caveat that the Property Manager supervise or approve any exterior work. Owner is to fund all work and also pay for Managers time.

Financial Report:

Manager Chandler reviewed the financial statements and the current "over budget" status. He also updated the board on accounts receivables. No major collection issues at this time.

Minutes Approval:

The minutes of the September 26th Board Meeting and Special Meeting were approved.

Old Business

Property Line Resolution:

Dan Coughlin and John Sevee updated The Board on the finalization of this effort. Dan informed The Board that Attorney Janet Aronson recommends an actual draft of the amendment be sent to all owners for review prior to the annual meeting. Dan and John met with the surveyors and a

preliminary map of the proposed line changes has been shared with Mike Mallett and Fritz Koepfel. Mike Mallett has approved the map. We are waiting for Fritz to approve it. Dan indicated that a land issue on the twelfth tee will be resolved as well.

New Business:

Financial Controls:

The Board reviewed current financial controls and payment methods. Dan Coughlin reviews any out of the ordinary expenses and also all payments to Property Manager before payments are issued. Utilities and contract payments are paid without prior approval. Stan Weiss asked if The Board could have online access to the bank accounts. It was decided that John Sevee would obtain online access. The Board concurred that these systems work well.

Next Meeting:

November 20, 2015 10:00 AM E.G. Chandler Office

Adjourn:

Stan Weiss made a motion to adjourn. Blake Smith seconded the motion and the meeting was adjourned at 11:55AM.