

**Wentworth Resort Condominium Association
Board of Directors Meeting
&
Site Tour**

**April 17, 2015
J-Town Deli**

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

Absent: John Sevee (absent with permission)

Guests: John Bruni

The meeting was called to order at 12:05 PM by Dan Coughlin.

Financial Report

Erik had previously emailed the current financials to all board members. The board was advised that the association is over budget in the following categories:

| <u>Account</u> | <u>Reason</u> |
|----------------|---|
| Pest Control: | Continuing squirrel issues |
| Snow Removal: | Ice dam issues |
| Lighting: | Failure of underground wiring to lamp posts |
| Septic: | Failure of septic pumps / controls due to age |

The board entered into executive session to discuss (1) owner that is 90 days past due in association fees.

After the executive session, discussion led to continued maintenance work. Erik reported that his office had conducted an email survey asking owners to submit maintenance items. Post meeting note: Management has heard from almost half of the owners, most mentioning general painting and entryway painting as a main concern. Management will merge this feedback with the data from today's walk around and present to the Board.

Management Report

Erik distributed the updated BRL list to all members for use in the site tour.

A brief discussion on paint product resulted in Erik offering to reassess the products being used and present his findings to the board.

Old Business

Wentworth Hall Avenue Lighting:

The board voted to table this repair until the boundary line issues have been resolved.

Website Review:

DD and John will work with Carla from Alpine Web and or Erik Chandler on any recommendations to improve the website.

Property Line Resolution with The Hotel:

The board will work with Fritz to bring this issue to a conclusion.

Reconcile Capital Reserve with BRL / Multi-Year Plan:

Erik will compile data from today's site tour and the owner survey. John Sevee, Dan and Erik will review the workload and financial impact.

Approval of March 2015 BOD Meeting Minutes

The minutes of the previous board meeting have been approved.

Next Meeting

May 29, 2015; 1:00PM. E.G. Chandler office.

Adjourn:

The meeting was adjourned at 12:55PM and board members participated in a tour of the site.