

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

April 29, 2016

E.G. Chandler Office

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

Absent: Bob Michaud

Guests: John Bruni

Old Business:

BRL / Financials:

The BRL list was not discussed due to winter slowing progress. Erik indicated that the arborists have made good progress over the winter and tree work throughout the complex is nearing completion.

Financial statements were presented to The Board. An insurance receivable from a unit that had water damage remains to be paid from the owner. Manager Chandler has been in contact with the owner and the insurance company. He has met the adjuster on site and supplied documentation. He will keep following up.

Amendment / Consent Forms / Mortgage Approval:

Dan updated all present on the continued progress with this project. The Association has received sufficient approvals for the amendment by a vote of 61 to 1. John Sevee indicated final survey work will be finished this summer and then we can bring this long standing open issue to a close.

Propane Supply Agreement:

To be continued in summer.

New Business:

Rekey of Rental Units:

The rekey of rental units is in progress. The intention of this effort is to eventually have one master key for all units and a sub master key for the hotel for condos in their rental program only.

Artillery Fungus / Black Spots / Cottage Drive:

From prior minutes: Owner Ken Lidman reported "black spots" on his unit and building. Erik Chandler met with the owner to review. He then contacted Eastern Green and subsequently met with them to review samples sent to Penn State and UNH. A meeting was held with P.C. Hoag Tree Company, Bartlett Tree Experts, and Eastern Green. All involved concluded that the Artillery Fungus has adhered to the building. The condition is due to a few contributing factors such as cooler temperatures by the river; less air flow and less sunlight due to trees in front of unit; and possibly the bark mulch. Trees will be pruned. Eastern Green will monitor the situation and provide further recommendations if needed.

Update: Eastern Green and Manager Chandler met and agreed that compost would be spread at these units instead of bark mulch. Results will be monitored by Eastern Green. Tree limbs have been removed from around both buildings to provide more air flow.

Septic Pump Failure Fairview 3 & 5:

The septic pumps that both buildings utilize failed. We installed new pumps, piping, floats and a control box. This project was on the 15 year capital plan that was recently presented to the Association. Going forward, septic pump station maintenance could be done on a rotating basis to perhaps save emergency expenditures and inconvenience to unit owners.

Next Meeting:

Friday, June 17, 2016. 10:00AM, E.G. Chandler office

Adjourn:

The meeting was adjourned.