

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

February 20, 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:

Erik Chandler distributed the BRL to The Board. 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 will keep tabs on it.

Amendment / Consent Forms / Mortgagee Approval:

Dan updated all present on the continued progress with this project. This long standing open issue is close to being resolved.

Propane Supply Agreement:

Manager Chandler presented some general terms of the proposed propane supply agreement with White Mt. Oil. He reviewed costs in other complexes he manages and the rate for Wentworth is competitive. White Mt. Oil has commitment to replacing the tanks, lines, and meters at one building per year. This is a program that was implemented years ago but has been on hold due to contract negotiations.

New Business:

Water Main Leak at 20A Cottage:

Erik Chandler was on site for a routine visit and noticed a puddle in front of the unit. Jackson Water Precinct was contacted and an emergency repair was completed to the water main. Crews will return in the spring to landscape the area. The repairs and subsequent cleanup were an association expense.

Rekey of Rental Units:

Due to a few recent problems with unauthorized unit access The Association has instructed The Hotel to use E.G. Chandler to coordinate a rekey of all units on the rental program so that the master is not used. Unit owners on the rental program will be required to give The Hotel a key to the unit.

Artillery Fungus / Black Spots / Cottage Drive:

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.

Next Meeting:

March 19th, 2016. 10:00AM E.G. Chandler office (post meeting note – March 19th meeting was cancelled)

Adjourn:

The meeting was adjourned.