

**Wentworth Resort Condominium Association
Board of Directors Meeting
June 20, 2014
E. G. Chandler, Inc. Office**

WRCA BOD: Jack Kwesell, Mike Dinneen, David Treadwell, Blake Smith, DD Warren, John Sevee, and Rosemary O'Brien

Management: Erik Chandler

Guests: John Bruni

The meeting was called to order at 10:03 A.M. by Jack Kwesell, President.

Management Report

Electric line drainage issue Building #77 WW Hall Ave.: The project is complete. This project was fully funded by the NH Electric COOP.

Pool electricity usage: The work/excavation to disconnect electrical feed to the pool area was halted due to boundary line issues. We discussed the next steps and various options. We will proceed with an option to add a new and separate meter for the feed to the pool that can be billed to the hotel. Management will follow up. We decided to continue with the property survey and delineation of property lines.

29A WW Hall Ave. water main break: The unit owners are very happy with work completed by Management. As a result of this incident all water shutoffs will be identified.

Chimney downdraft issue: #10B Georgia Lane has a propane fireplace. 10C converted to wood in the fall of 2013; when there is a fire in unit 10C, 10B fills with smoke. We discussed various options. Management/WMO will investigate options.

Chimney repairs: The chimney sweep has reported that 18 fireboxes need repairs. Firebox repairs are an Association expense. We will proceed with firebox repairs. Three units have woodstoves without flue liners; these need to be brought up to code. Owners will be advised. This is an owner expense.

Air conditioning approvals / non-conforming installations:

There are several recent non-conforming air conditioning installations. The owners will be notified about non-conforming installations and corrections made by owner or by the Association at owners' expense. It was noted that all air conditioner installations have to be approved in advance by the Board. We will add this to our discussion at December's Annual Meeting. The BOD also approved plans submitted in advance by 31D Wentworth Hall Ave. and 20D Cottage Drive for air conditioner installations.

Trees / Squirrels: Trees and squirrels are an issue at the complex. Many buildings have trees touching the structures and or the roofs. Many branches are over chimneys, and in some cases have charring / smoke darkening. In addition, squirrels are gaining access by overhanging/touching trees. The Board is in

agreement that this tree work should be completed to protect the integrity of the buildings. However, we may want to postpone until we have the money to do all of the work at once. Management will obtain cost estimate to complete all work at once.

Roofing/Painting 180 Main St. & 10/14 Georgia Lane: All roofing and associated carpentry is complete. The Board approved painting associated with the building repairs. The roofers (Addison Mason) did an excellent job. Addison Mason is currently booked for the rest of calendar year 2014. We will contract them for spring of 2015. Management has prioritized remaining roof replacements according to condition.

Building Repair List: The Building Repair List is in the process of being updated including roofing needs. Management will develop an estimate to address all of the BRL issues.

Financial Report

Management presented a financial/budget projection to the end of the fiscal year, including planned projects. We are projected to be close or slightly over budget.

Approval of May 9, 2014 BOD Meeting Minutes

The minutes of the May 9, 2014 BOD meeting were approved.

Property Survey Update

This was covered under Management Report.

Old Business

20C Cottage Drive alarm: Management will follow up.

New Business

We received a real estate report update from Kathleen Head. We have two units currently on the market.

Jack attended a Condominium Association Exhibition and received a report / information on Capital Reserves.

Next Meeting:

The date for the next BOD meeting is Friday August 1, 2014 at 10AM at the offices of EGC.

Adjourn:

The meeting was adjourned at approximately 12:53 P.M.