

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

March 30, 2018 / 10:00 AM

E.G. Chandler Office

Attending: Dan Coughlin, DD Warren, Stan Weiss, Blake Smith, John Sevee, and Property Manager, Erik Chandler were present; John Sevee, Jack Rowe, and Bob Michaud were present via teleconference.

Absent: None

Guests: John Bruni

Operation & Financials:

Bob's cash flow sheet and Erik's financial statements were submitted to The Board. Erik informed The Board that The Hotel and The Mallett Company both submitted payment for their share of the survey costs. The insurance receivable from 66B has also been paid. Erik has also met with J-Town Deli two times thus far and is providing them some data requested regarding the receivable on the shared costs of the septic pump station repairs.

The board adjourned into Executive Session to discuss a past due amount from one owner in the amount of about \$10,000.00.

Management Report:

BRL: Erik distributed an updated BRL list. He reviewed this summers plans:

Rot 2018: 29, 9, 17

Roofing 2018: 20 Cottage (active leak), then 9 & 17 Rears

Painting 2018: Building 29, 13 Chipper.

Once the rot work on 29, 9, and 17 is completed cash flow and budget will be assessed to see if other work can be done.

Bob Michaud expressed concern that the two-bedroom units are not the recipient of much work. He also felt that roofs need to be replaced on the rears of Joshua. The Board reviewed the plan decided on at the December Meeting and decided to continue with that plan.

Chimney Inspections:

Erik reported that the sample round of Level 2 Chimney Inspections went well. A camera was sent up the flues of seven units and the view was recorded for the Jackson Fire Chief to review. Erik will remove some siding of one chimney chase so we can gain access to inspect. Once that is complete, we hope to get an approval from The Jackson Fire Chief that all is well.

Dryer Vents:

The initial round of randomly selected units went well. Erik presented a chart of the cleaning completed thus far. The board approved \$5200.00 to clean the remaining dryer vents.

Chipper 13B Chimney Issues: Project complete.

Chipper 13B Mold: Crews will remove roof / siding from exterior in May to further investigate mold on underside of roof sheathing.

New Business:

Building 66 Patio Door Modification Request: The Board reviewed an owner request to change the current French door style to a slider if the entire building did the modification. A few board members went and looked at the building and patio areas. The Board voted to confirm their previous decision of not allowing the change as it feels the association has good consistency throughout the complex and prefers the current style of doors.

AirBnB / Rentals:

The Board discussed an owners concern about AirBnB rentals. Some of the topics covered were:

Parking

Maximum Occupancy of each unit

Distributing Rules to Tenants

Review of Fines in Rules

Obtain list of 2 bedroom vs. 3 bedrooms units in complex

The Board feels that all owners are entitled to peaceful enjoyment of their units.

Erik was asked to draft a letter that can be sent to all owners regarding current rules with regards to rentals.

Dumpster Building:

Stan Weiss mentioned that a lot of debris or perhaps "hand me downs" were being left at the dumpster building. Erik agreed to post a paper sign inside the building asking owners to not leave items and also informing them to please take any recyclables to the transfer station.

Next Meeting:

April meeting: Cancelled

The May 18th meeting was rescheduled to Friday, May 25th, 2018, 10:00AM, E.G. Chandler office

Adjourn: The meeting was adjourned at 12:10 PM.

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

May 25, 2018

E.G. Chandler Office

Attending: Dan Coughlin, DD Warren, Blake Smith, John Sevee, Jack Rowe, Bob Michaud, Stan Weiss, and Property Manager, Erik Chandler were present.

Absent:

Guests: John Bruni

Operation & Financials:

Bob and John presented financial statements and cash flow analysis.

A draft of letter to owners regarding Air B&B / Rentals was reviewed.

Management Report:

BRL: No update until more work is done in next few months.

Board informed Erik to postpone the roofs at 9 & 17 as well as 20 Cottage due to cash flow issues.

13B Chipper Mold Issues:

Removed exterior roof – no issues found. Remove interior bathroom ceiling – Duraclean reported no mold. Cleaned area anyway as a precaution. Duraclean feels there is no mold anywhere. Rebuilt ceiling and painted, etc.

Chimney Safety Issues: Erik repaired 4 units that had chimney liner issues. They were unsafe to burn wood. This will continue to be a maintenance item due to age of the buildings.

Bob Michaud requested we fill in sink holes around the walkway to his building and in his front yard.

Adjourn: The meeting was adjourned at 12:15 PM

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

June 22, 2018

E.G. Chandler Office

Attending: Dan Coughlin, DD Warren, Blake Smith, John Sevee, Jack Rowe, Bob Michaud, Stan Weiss, and Property Manager, Erik Chandler were present.

Absent:

Guests: John Bruni

Operation & Financials:

Bob and John presented financial statements and cash flow analysis.

Jack Rowe reported on Golf Course issues and discussed update letter to owners.

The Board discussed Rosemary and Tim O'Brien's emails and their concern with no work being done on their building.

The June 21 draft of letter to owners regarding Air B&B / Rentals was reviewed.

Stan Weiss requested a dead tree be removed from his front lawn.

Management Report:

BRL: No update until more work is done in next few months.

Chimney Safety Issues: Erik repaired 4 units that had chimney liner issues. They were unsafe to burn wood. This will continue to be a maintenance item due to age of the buildings.

Adjourn: The meeting was adjourned at 11:35 AM.

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

July 20, 2018

E.G. Chandler Office

Attending: Dan Coughlin, DD Warren, Blake Smith, John Sevee, Jack Rowe, Bob Michaud, Stan Weiss, and Property Manager, Erik Chandler were present.

Absent:

Guests: John Bruni

Operation & Financials:

Bob and John presented financial statements and cash flow analysis.

A lien is in place on a delinquent unit that is for sale. Erik spoke with Irina at The Hotel about existing rentals. They reported that the cable TV is shut off so makes it tough to rent. If it is rented, The Hotel will send the association the owner's portion. One other unit owner delinquent; management has been in touch and they are sending payment.

J -Town Deli submitted 800.00 payment towards the funds owed on the emergency septic pump station repair.

Management Report:

BRL: No update until more work is done in next few months.

Chimney Safety Issues: Erik repaired 4 units that had chimney liner issues. They were unsafe to burn wood. This will continue to be a maintenance item due to age of the buildings.

Storm Doors:

Chrissy Petrillo came to the meeting and wanted to gain permission to use a different storm door. The request was denied as uniformity is important.

Wood Bins:

Chrissy Petrillo asked if she could remove her woodbin. The Board asked her to gain permission from all unit owners in her building and come back to the board with those written approvals and The Board will review.

Other:

The Annual Meeting date of December 1, 2018 was settled on.

Adjourn: The meeting was adjourned at 12:45 PM.

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

August 17, 2018

E.G. Chandler Office

Attending: Dan Coughlin, DD Warren, Blake Smith, John Sevee, Jack Rowe, Bob Michaud, Stan Weiss, and Property Manager, Erik Chandler were present.

Absent:

Guests: John Bruni

Operation & Financials:

Bob and John presented financial statements and cash flow analysis.

A lien is in place on a delinquent unit that is for sale.

Management Report:

BRL: Erik distributed an updated BRL list and updated the Board on this summer progress:

Rot at 29,9,17 Completed. Hurlin 7 beginning soon so it will be ready for paint in 2019.

Roofs at 20 Cottage Golf Course Side completed.

14 Joshua Rear Roof; Boiler Sheds and all skylights replaced

Painting: Building 29 complete; Touch up Rot Work at 9 & 17 complete.

Mark Brandon , 12A Cottage contacted Erik and requested some work be done at his unit and deck. The Board approved Erik to see what can be done with minimal cost.

13A Chipper Mold, Health Concern, etc was reviewed.

Adjourn: The meeting was adjourned at 11:00 AM.

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

September 21, 2018

E.G. Chandler Office

Attending: Dan Coughlin, DD Warren, Blake Smith, John Sevee, Jack Rowe, Bob Michaud, Stan Weiss, and Property Manager, Erik Chandler were present.

Absent:

Guests: John Bruni

Operation & Financials:

Bob presented an updated cash flow overview and 8 pages of cash flow analysis of each capital project and its schedule. Financial statements were reviewed and accepted. Bob concurred with the work plan.

A lien is in place on a delinquent unit that is for sale.

John Sevee reported that he spoke with Jackson Water Precinct and obtained the water usage for the past three years. He compared that data against the 18 septic fields. He concluded that 3% to 20% of each field is being used. He presented a map of the fields and reviewed his findings. Escrow funding of field replacement was discussed.

Dan presented a chart offering options of dues / assessments for 2019 and 2020.

Management Report:

BRL: Erik distributed an updated BRL list.

Erik stated that the Air B&B Issues and / or rental complaints were all quiet at this time.

Dryer Vents:

The initial round of randomly selected units went well. The board approved \$5200.00 to clean the remaining dryer vents.

Adjourn: The meeting was adjourned at 12:10 AM.

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

November, 16, 2018

E.G. Chandler Office

Attending: Dan Coughlin, DD Warren, Blake Smith, John Sevee, Jack Rowe, Bob Michaud, Stan Weiss, and Property Manager, Erik Chandler were present.

Absent:

Guests: John Bruni

Operation & Financials:

Bob presented an updated cash flow report. Financial statements were reviewed and accepted. The final budget for 2019 was approved.

A lien is in place on a delinquent unit that is for sale.

John Sevee has made excellent progress on the septic escrow agreements and will continue to bring to a close.

Annual Meeting Preparation / Final Slides Draft were discussed. John Bruni will send final versions around.

Management Report:

BRL: Erik distributed an updated BRL list.

Erik stated that the Air B&B Issues and / or rental complaints were all quiet at this time.

The Chimney Chase and Flue needs to be rebuilt due to settling and improper footing from construction. Similar to the Chipper 13B Project recently completed. On hold until spring. Erik will inform owners to not use the fireplace.

Dryer Vents:

The initial round of randomly selected units went well. The board approved \$5200.00 to clean the remaining dryer vents.

Adjourn: The meeting was adjourned at 11:55 AM.