

Summer Reach Condominium Trust
Board of Trustees Meeting Minutes
Tuesday, July 7, 2020
5:30PM – Zoom

Attendees: Rosemarie Barry, Doug Boyer, Mike Malone, Leslie Murphy, and John Varitimos
Also, Present: Matt Page and Ron Savill/ The Dartmouth Group (TDG)

Rosemarie Barry, Chair opened the Ad-Hoc meeting at 5:30 PM and reminded residents of our monthly scheduled meeting on Tuesday, July 21, 2020.

Modification Requests

228398 – 4 Gristmill Road - Enclose existing porch with rolling windows/screens

Approved 5-0

229325 – 12 Ardmore Lane – planting of 3 or 4 bushes along fence of basin (already installed)

Approved 5-0

Conditions:

Grass to be removed behind newly planted trees. Unit owner will sign agreement to be responsible for purchasing, installing and maintaining the plantings. If left unmaintained, the Trustees have authority to discuss additional guidelines at owner's expense.

Board should vote to reject any project prior to receiving approval from the board.

Additional notice to go out regarding approval of modification requests. Discussion at later date.

228574 – 34 Gristmill Road – add fence and landscaping

Fence – Not Approved 5-0

Landscaping – Approved 5-0

Conditions:

Unit owner will sign agreement to be responsible for purchasing, installing and maintaining the plantings. If left unmaintained, the Trustees have authority to discuss additional guidelines at owner's expense.

228564 - 35 Gristmill Road – Pergola awaiting approval (2 Sections of fence plus planting previously approved)

Approved 4-1

Barry: Yes

Boyer: Yes

Malone: Yes
Murphy: No
Varitimos: Yes

230609 – 32 Gristmill Road – Landscaping / Patio

Approved 5-0

Conditions:

Unit owner will sign agreement to be responsible for purchasing, installing and maintaining the plantings. If left unmaintained, the Trustees have authority to discuss additional guidelines at owner's expense.

Approval of Minutes – June 24, 2020 – Revised

Removal of Trees on Neighboring Property

Brian Lynch, Tree Contractor withdrawal of proposal. David Killory requested the board approve this tree removal proposal and in concept subject to new coming back to board with new contractor.

Approved 3-0

Barry: Rescued

Boyer: Present

Malone: Yes

Murphy: Yes

Varitimos: Yes

COVID-19 Update

The major concern of everyone in the community, obviously including the Board, is the health and safety of everyone here. Phases are changing and questions regarding clubhouse, patio and pool. Looking for solutions to evaluate with restrictions. Larry Sinsimer, Chair of the Pool Committee will work with a small group to propose solutions to the Board of Trustees so they can review safety restrictions and liability factors to make a decision on whether to open the clubhouse, patio, and/or pool or keep them remained closed.

Nothing has changed with the rules and regulations and the liability is a huge risk.

Pool Monitor is an expense, have to distance in and arounds the pool. Need to verify capacity for pool usage. Sitting on patio with hopefully groups of ten. Perhaps we could having working meetings in the clubhouse.

Board members have many mixed feelings. Reaching out to Town of Plymouth Health Department for support.

Still requires much discussion around the clubhouse, patio and pool.

Open Forum – Discussion

Resident questioned status of Brewster Ambulance and Plymouth Fire Department address database. Rosemarie Barry is working with the Police Chief, Fire Chief, Brewster Ambulance headquarters in Weymouth and Selectperson Betty Cavacco. Brewster Ambulance database section is working on updating the GEO-section of database, however, Plymouth Fire Chief guarantees and assures all firefighter are trained as EMT's.

Resident questioned Triple E for the season due to some cases identified. Questions regarding standing water in our basins was discussed. Wellness Club didn't appear to be on line and a board member will follow up with Plymouth County for spraying.

Motion for Adjournment

A motion to adjourn was made by Douglas Boyer and 2nd by Mike Malone to enter into Executive Session. The meeting was adjourned at 7:00PM by unanimous vote. Submitted to the Board of Trustees on July 13, 2020.

Respectfully submitted,

Rosemarie Barry

