



**Summer Reach Condominium Trust
Board of Trustees Meeting Minutes
Tuesday, May 25, 2021 at 6:00 PM
Open Meeting Held Online via Zoom**

Attendees: Rosemarie Barry, Chairperson, Doug Boyer, Vice Chair, Mike Malone, Member, Leslie Murphy, Recording Secretary, John Varitimos, Treasurer
Matt Page and Shane Pina, The Dartmouth Group

Call to Order

Rosemarie Barry, Chair opened the meeting at 6pm.

Pending Board Approval Special Meeting Minutes – March 19, 2021

Minutes approved as written (5-0).

Board Approval of Minutes – March 23, 2021

Minutes approved as written (5-0).

The Dartmouth Group – Matt Page/Shane Pina

Financial Statements: The April, 2021 Monthly Financial Report was reviewed by The Dartmouth Group and will be posted on the mydartmouthgroup.com and summerreachplymouth.com websites. The double accrual for landscaping will be amended.

In April, a review of the 2020 Budget was conducted by the CPA, Board of Trustees, Financial Committee, and The Dartmouth Group accounting team.

A report of all transition spending will be added to our financials for ease of tracking expenses.

The Dartmouth Group is slightly concerned with areas early in the life of the community that are requiring repair such as roofing. They will review the Statue of Limitations and provide a list of the umbrella time-frames to the Board for further discussion.

Old Business

Pool and Clubhouse: Acting in accordance with the updated requirements of the CDC, State of Massachusetts, and the Plymouth Board of Health, the Board of Trustees gave unanimous consent to lift all COVID-19 mandates for our pool and clubhouse. However, guests are prohibited until further notice.

A new plexiglass barrier on the pool gate will be adhered to provide adequate security. New signage has been hung in compliance to requirements for our pool permit.

New Business

Irrigation: Rainfall Irrigation is working on a detailed outline of our irrigation system. Their initial report stated the Cellular Module is obsolete and may need to be replaced. The estimated cost of a new module is up \$4K, not including labor and programming. The irrigation system will run manually until it is determined what is necessary to effectively run the system remotely. The Board will be meeting with A. J. Tomasi Nurseries, Inc. and Rainfall Irrigation in the coming week.

Voting Process Discussion: A suggestion was made as an alternative to our past process of early Board of Trustee's candidate voting. After discussion, the Board unanimously voted (5-0) to an in-person Annual Meeting at the 1620 Hotel in Plymouth in addition to a Zoom link for those who would feel most comfortable attending virtually. The estimated cost of the room rental is \$450. Ballots will be cast in either the locked ballot box in the clubhouse mailroom, at the June 15th Annual Meeting, or via Proxy vote for those that may not be able to vote themselves. All ballots will be opened at once on June 15, 2021 prior to the 6pm commencement of the Annual Meeting. Votes are private and will only be seen by TDG representative who is tabulating results.

Residential Questions: Residents expressed their desire for more community involvement with the Board on pertinent issues such as irrigation. The concept of sub-teams was suggested for deeper dives and assessments. This team would report their findings to the Board to assist them with making more knowledgeable decisions in areas that require professional advice.

Modification Requests:

252576 37 Walker Way Porch Addition

Approved (4-0) with Doug Boyer abstaining. A condition was placed for installing up to 1 skylight (not 2 as indicated), as outlined on the Summer Reach Pre-Frame Options.

251372 26 Gristmill Road Landscaping

Approved (5-0) with condition that unwanted shrubs stay within the community as they are owned by the Association. The shrubs shall not be donated to Habitat for Humanity. The landscape liaisons shall manage new location(s) for transplanting the shrubs.

The remaining requests have all been approved (5-0) with no conditions:

256170 39 Walker Way Porch Modification

254383 45 Danforth Lane Window and Door Replacement

257841 16 Founders Way Patio Expansion

253492 17 Founders Way Patio Expansion and Landscaping

255667 27 Founders Way

257843 21 Gristmill Road Landscaping

257619 25 Founders Way Landscaping

254606 31 Founders Way Landscaping

254377 2 Compass Road Landscaping

254441 4 Compass Road Landscaping

255826 4 Danforth Lane Landscaping

257869 7 Danforth Lane Landscaping

257855 28 Danforth Lane Landscaping

240157 41 Walker Way Extension on this request approved (5-0) through October 1, 2021.

Before any landscaping commences, a new modification request must be opened along with required supporting documentation for approval.

All modification requests require official written notification from The Dartmouth Group prior to commencement of any work.

The Annual Meeting will take place on June 15, 2021 at 6pm.

A motion was made to adjourn the meeting by Mike Malone; Seconded by Leslie Murphy. The meeting was adjourned at 7:38pm.

Submitted to the Board of Trustees on June 14, 2021.

Leslie Murphy, Recording Secretary