



**Summer Reach Condominium Trust
Board of Trustees Meeting Minutes
Tuesday, March 23, 2021 at 6:00 PM
Open Meeting Held Online via Zoom**

Attendees: Rosemarie Barry, Chairperson, Mike Malone, Member, Leslie Murphy, Recording Secretary, John Varitimos, Treasurer

Also Attending: Ron Savill, The Dartmouth Group

Call to Order

Rosemarie Barry, Chair opened the meeting at 6:00pm. The Chair announced Doug Boyer, Vice Chair was unable to attend the meeting. Matt Page, The Dartmouth Group was also unable to attend.

Pending Board Approval of Minutes – October 20, 2020; November 4, 2020; and November 17, 2020: Minutes approved as written (4-0).

Board Approval of Minutes – January 19th, 2021: Minutes to approved as written (4-0).

The Dartmouth Group

Financial Statements: The February, 2021 Monthly Financial Report was reviewed by The Dartmouth Group and will be posted on the mydartmouthgroup.com and summerreachplymouth.com websites.

Neal Pest Control: Use The Dartmouth Group website maintenance portal to request pest control in order for this service to be accurately tracked.

Old Business

Architectural Design Committee Discussion: The revised Charter was not provided to the Board ahead of tonight's meeting. A project management role has been proposed for this committee. Further review will take place by the Board at a future workshop.

New Business

Pool and Amenity Re-Opening Discussion: The Pool Committee chair and Board pool liaison will prepare key guideline documentation for Board review prior to April 6th, 2021.

Community Update: A proposal by a developer to the Town of Plymouth to construct a drive-in movie theater, beer garden, and container storage facility at the former Shaw's market location has been rescinded.

Neighborhood Sharing Program: Monte Kramer provided an early introduction to this new program which is an offshoot of the Summer Reach Maintenance and Repair Group. It is not endorsed by or affiliated with the Summer Reach Condominium Trust Association or the Board of Trustees. Information on borrowing and lending tools and appliances, including the Lending Agreement, Hold Harmless Agreement and Liability Waiver, has been posted on the summerreachplymouth.com website.

Water Heaters and MassSave Program: Water heaters installed by The Thorndike Group are discontinued. Keep an eye out for drips on your water heating units. You will find a 1-800 number on the last page of the manual to seek assistance for a warranty. Contact your plumber for installation and credit details. Summer Reach is now eligible for the MassSave program which is financed through electric utility bills. You could save on LED light bulbs, power-strips, water-saving shower heads, and programmable thermostats.

Owner Questions: Discussions revolved around the reopening of the pool and amenities.

Modification Requests – Pending:

245073 – 19 Founders Way – Addition of Front Porch

Informational only – Denied (0-4)

245334 – 21 Founders Way – Addition of Front Porch

Voted down by a vote of 0-4-1 at a prior Board of Trustee working meeting. Leslie Murphy abstained.

Withdrawn by unit owner(s) prior to vote announcement.

245494 – 18 Founders Way – Addition of Front Porch

Denied (0-4)

245466 – 32 Gristmill Road – Addition of Front Porch

Withdrawn by unit owner(s)

Modification Requests:

250132 – 22 Danforth Lane – Landscaping

Approved (4-0) John Varitimos approved the landscaping request portion. He denied the performance of work by the unit owner(s).

248473 – 4 Founders Way – Sunroom Modification

Approved (4-0)

247837- 14 Founders Way – Porch Modification

Approved (4-0)

247675 – 17 Gristmill Road – Porch Addition and Landscaping

Approved (4-0)

Next Meeting – May 25th, 2021

Adjournment

Motion made for adjournment by Mike Malone; Seconded by Leslie Murphy. The meeting was adjourned at 7:28pm.

Submitted to the Board of Trustees on May 10th, 2021.

Leslie Murphy, Recording Secretary