



**Summer Reach Condominium Trust
Board of Trustees
Special Meeting Minutes
Friday, March 19, 2021 at 4:00 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, The Dartmouth Group

Call to Order

Rosemarie Barry, Chair opened the meeting at 4pm. The purpose of the meeting was to present the Summer Reach Condominium Trust and Thorndike Group Settlement Agreement.

John Varitimos presented an overview of the process in which approximately \$94,000 of work and cash was settled upon. A repair list was established by the Board last summer with several categories including drainage, asphalt, utilities, other and landscaping. The overall outcome was positive. Bracken Engineering is involved with three major drainage and one landscaping items and will provide a final inspection. These costs will be shared equally by the Association and Thorndike. Our legal counsel, Charlie Perkins has been supportive throughout the process. A timeline of work will be provided by Thorndike within the next two weeks.

The Board of Trustees provided their individual comments on the transition. Matt Page reviewed the three engineering renderings from Bracken Engineering.

Q&A Session

In summary, the community stipulated the requirement of more data on the outstanding items that Thorndike declined to complete. Before signing the Settlement Agreement, the Board of Trustees agreed to provide the community with a spreadsheet listing items with estimates that the Association may need to pay for.

The meeting adjourned at 6:11pm.

Submitted to the Board of Trustees on April 19, 2021.

Leslie Murphy, Recording Secretary