



**Summer Reach Condominium Trust
Board of Trustees Meeting
Tuesday, September 21, 2021 at 6:00PM
Open Meeting / Via Zoom & Main Room at Clubhouse**

Attendees: Paul Anderson, Mike Malone, Leslie Murphy, Terri Pentz, Larry Sinsimer

Transition Update

- The Board will send out a community-wide email with the updated “Exhibit C” of our Settlement Agreement outlining completed items and those still in progress.
- Exhibit C has been signed by the Board. From the new total settlement of \$107,518, we received an additional \$6,225 cash settlement from Thorndike for simpler items on the punchlist. The new total cash settlement is \$29,975. We released \$64,523 from escrow to Thorndike for completed work and are holding back \$13,020 for additional work. This holdback also includes drainage items that have not yet been repaired and/or we are ensuring work is satisfactorily completed before releasing this money. We received final sign-off from the engineer.
- Only those items on the original Transition List (Exhibit C) will be completed at this time. Other maintenance items will be handled in time.
- Some of the Settlement funds will go to fixing the downspout/flooding issues.
- Plantings completed by the Board and volunteers saved us 2/3 of landscaping costs.
- Acoustic repair in the clubhouse is still on the Association to-do list. Approximately half the amount needed was negotiated for by the previous Board.
- The Board negotiated several times with Thorndike in an attempt to receive the maximum amount.

Added Agenda Item - Board Communication and Transparency

- We will offer Zoom at our meetings. Expect technical difficulties to be worked through with this hybrid approach.
- Utilize our property manager for questions and concerns which are filtered to the Board. We pay them for this service. Posting notes on bulletin boards and Facebook isn't the forum to use to communicate with the Board.
- A review of community communications sent by the Board since June 21st was shared.
- Topics of Board Business meetings, common among HOA Boards, were discussed.
- Most HOA Boards meet publicly quarterly or annually, not monthly.

Committee Updates

- Committee members were introduced. Liaisons are the conduit between the committee chair and the Board. These committees are in effect until the June 2022 Annual Meeting. Committee Charters are available on our property management website and on the summerreachplymouth.com website.
- Three new committees have not had their kick-off meeting, but were introduced:
Design Review Committee – Ralph Cappola (Larry Sinsimer/Mike Malone)
Reserve Study Committee – Bob Kamm, Fred Healey (Paul Anderson/Mike Malone)
SR Handbook Committee – Karen Finnegan, Monte Kramer, Cheri Malone, (Terri Pentz/Leslie Murphy)
- The following committees presented:
Insurance Committee – Maribella Kamm, Dennis Lex (thru 10/1), John Varitimos, (Paul Anderson/Mike Malone)
Finance Committee – Ed DeMille, Ed Driscoll, Fred Healey (Paul Anderson/Mike Malone)
Garden Committee – Linda Gigliotti, David Killory, and team (Leslie Murphy/Larry Sinsimer)
Landscape Committee – Tom McKenzie, Stan Walker (Leslie Murphy/Mike Malone)

Pool Committee – Steve Osborne and team (Larry Sinsimer)

Systems & Infrastructure Committee – Gary Benink, Mike Finnegan, Bob Hill (Mike Malone/Larry Sinsimer)

Social Committee – Eve Masiello and team (Terri Pentz)

Summer Reach Website – Gary and Pam Benink, Tom Kelso (Terri Pentz)

Next Meeting Agenda

Report from Property Management Search Committee

Introduction to Management Company

Next meeting will be Tuesday, October 12, at 6PM, in the main room of the Clubhouse.

Leslie Murphy motioned to adjourn, seconded by Paul Malone. Motion carried unanimously.

Meeting adjourned at 7:30PM.

Submitted to the Board of Trustees on November 12, 2021.

Leslie Murphy, Co-Chair