



**Summer Reach Condominium Trust
Board of Trustees Special Meeting Minutes
Tuesday, February 22, 2022 at 6:00PM
Open Meeting via Zoom**

Attendees: Paul Anderson, Mike Malone, Leslie Murphy, Larry Sinsimer
Mitchell Johanson, RGR

Election Results

Ninety-six percent (96%) of the community voted in the special election to fill the vacant Board seat for the remainder of Terri Pentz's term through June 2023. Gary Benink received more than the fifty-percent (50%) required vote and was welcomed to the Board of Trustees.

Transition Settlement

The Board finalized the Settlement Agreement with David Eastridge from Thorndike Development. In lieu of Thorndike completing the remaining tasks listed on Exhibit C of the Settlement Agreement, the Association will receive the \$13K held back in escrow. This is in addition to the \$29,875 previously received. The four unit owners awaiting drainage issues to be resolved have been notified work will resume in the spring after threat of frost. The remaining cash available after items on Exhibit C are complete will be transferred to our contingency reserves account. Accounting of expenditures and transfers will be recorded and shared with the community when all projects are finalized.

Acoustics

The contract by New England Soundproofing was reviewed in a meeting held with the Board with and the following volunteers from our community: Stan Walker, a sound engineer, Ralph Cappola, an architect, and John Camera, with a background in construction. The Board unanimously approved the contract to include two-inch (2") depth, fire-rated, vertical panels covering a total of 432 square feet filling the triangular space of the three upper painted walls of the clubhouse large meeting room. Lead time is approximately four (4) months. The specifications cover twenty-five percent (25%) more square footage and two inch panels, rather than one, initially recommended by sound engineers. There is a ninety-percent (90%) efficiency rating for sound performance. The total cost is \$17,332.03 and will be paid out of transition funds received by Thorndike.

Condo Fee Discrepancy

A HOA fee rounding error was discovered at the end of the 2021 fiscal year prior to RGR becoming our property manager. This resulted in the Adams style units over-paying \$1.00 per month and the Billington style units under-paying \$2.00 per month. The objective is for these unit owners to make the adjustment during the March HOA payment cycle with either taking the \$12.00 credit or making the \$24 payment via the portal or by check. The 2022 HOA fees are not impacted by this error. Contact RGR with any questions or assistance.

Submitted to the Board of Trustees on February 23, 2022.

Leslie Murphy, Co-Chair and Recording Secretary