



**Summer Reach Condominium Trust
Board of Trustees Business Meeting Minutes
Tuesday, March 29, 2022 at 4:30PM
Closed Meeting / Clubhouse Board Room**

Attendees: Paul Anderson, Gary Benink, Mike Malone, Leslie Murphy, Larry Sinsimer

The Business Meeting Minutes for March 7th and the Quarterly Owner Meeting Minutes for March 14th were unanimously approved and will be posted.

2021 Financials

- The HOA had a \$31,439.74 surplus for 2021.
- We spent \$39K on snow removal, not \$50K – budget clarification will be addressed with Mitch.
- There is an outstanding pool bill for \$325 that may need to come out of the surplus.
- Zoom bills for 2020, 2021 and 2022 for an annual cost of \$159.27 need to be refunded to past Recording Secretary, Carol Marshall. The account will also be changed to Summer Reach Condominium Trust.
- A quarterly meeting with FinCom and the Board was requested to be scheduled prior to the June Annual Meeting.

2022 Budget

- The \$2K RGR transition fee was taken out of the 2022 budget, not 2021.
- The internet and telephone line items need to be merged.

Transition Update

- The remaining settlement check from Thorndike Group for \$13,020 has been deposited into the transition account at Rockland Trust.
- Cid Nunes will begin the following drainage repairs this week totaling \$10K coming out of the transition account:
 - \$1,800 for 2 Danforth - Walker
 - \$1,350 for 6 Compass - Trueblood
 - \$3,750 for 41 Danforth – Shepherd
 - \$1,000 for 24 Danforth – Miskel
 - \$2,100 for 6 Gristmill – Malone & 19 Danforth – Kramer drainage pipe
- The Malone's at 6 Gristmill will get an updated quote to repair basement drainage, obtain a Certificate of Insurance, and sign a release acknowledging the Association will not be responsible for any future leaks or work being conducted by their contractor. They will be reimbursed approximately \$2,625, but will get the estimate from January 15, 2021 updated.
- A check from Thorndike for \$5,800 for a water credit was deposited into the transition account.

Landscape and Snow Issues

- The walkthrough with Tomasi was shared with the Board.
- Alternatives for the trees causing cracking on Ardmore Lane and Founders Way will be discussed with the Landscape Committee.

Maintenance Requests

Open maintenance requests were reviewed by the Board as requested by RGR.

Power Washing

RGR will send an email blast to the community informing them the Association will not be covering the costs for power washing. This item is not in the 2022 budget. Recommendations for treatment will be provided.

Modification Requests

Murphy/23 Founders – Landscaping at common area hillside. Approved 4-0, with Leslie Murphy recusing.

Adjournment

The meeting was adjourned at 6:08PM by unanimous vote.

Submitted to the Board of Trustees on May 2, 2022.

Leslie Murphy, Co-Chair and Recording Secretary