

Minutes
Summer Reach Board of Trustees Business Meeting
August 8, 2025

Board Members Present: Paul Anderson, Steve Bryant, Frank Gigliotti, Larry Sinsimer, Stan Walker

The meeting was called to order at 9:00 AM

Old Business

The final cost for the crack sealant and asphalt patching came to \$17,460. This was \$2,380 above the original quote as there was more work than anticipated for the asphalt patching. The Board unanimously voted to pay this with monies to come from the Capital Reserve.

Full restitution is now in place for the damage at 13 Gristmill. This was done at no out-of-pocket cost to the community.

We discussed how work orders regarding cracked trim around garage doors can be best handled. Steve will recommend a solution shortly.

New Business

The leak around the bulkhead at 6 Ardmore has been repaired. CrakX has not sent in a bill as of today.

Some roofing issues were identified during the Reserve Study property inspection. A roofer will be contacted and the Board has agreed to walk around the property with a roofer to do a visual inspection of all roofs.

The Board discussed how to best increase our Capital Reserve Account to meet the recommendations of the Full Reserve Study of April 2025. We looked at three options but decided we needed more concrete numbers before reaching a plan of action.

We plan to hold an Open Meeting on the Capital Reserve at the Library on September 15th. There are no night time meetings available during the month of September so this meeting may have to take place from 2:00-4:00 PM.

The meeting adjourned at 9:50 AM

Respectfully submitted,
Frank Gigliotti