



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

Summerfield at Taft Hill (SATH) Condominium Trust

Board of Trustees (BOT)

Minutes of Meeting (MoMs)

October 23, 2025

Board members present: Bob Contursi, Marsha Bourgeois, Pat Simounet, Bill Freer and Jeanne Williams. Bill Freer is also the Grounds Committee Chair.

The Board of Trustees monthly meeting was called to order by Bob at 1:00 pm on October 23, 2025.

1. Open Forum for Residents: None

2. Review of BOT actions since the September 2025 meeting: Bob Contursi and Bill Freer met with Police Chief Montminy and Amazon representatives regarding trucks turning around in Summerfield Drive.

3. Financial Report

- a. All financial reports as of September 2025 have been given to the BOT.
- b. Vendor invoices for September have been processed and paid in September and October 2025.
- c. Checking accounts have been reconciled. Checking account balance as of 10/22/25 is \$60,475.
- d. After interest for September was recorded, our total Reserves are \$610,159.19.
- e. The October CD will be renewed at the best term and rate available. There will be 3 CDs renewing in November 2025.
- f. The Board reviewed and unanimously accepted the monthly financials.
- g. The BOT has finalized and approved the 2026 budget.

4. Grounds Report

- a. The first guardrail post on lower THL West has been damaged ... AGAIN! Damage report filed with the Uxbridge Police. The post will be repaired and the BOT approved a second camera to be placed on THL west, but closer to RT 16, to record mishaps on THL closer to Rt 16.
- b. There are still several small projects that we have asked our landscaper to take care of before the end of the fall season, including clearing of Detention Pond/Basin 3 (located on the east side under the High National Grid power lines).
- c. Irrigation will be shut down October 31st.

- d. **Trash** – SATH was presented with a new 3-year contract for trash/recycling services from our current provider Pratt. Considering the major increase Pratt was asking for, we reached out to Waste Management (WM) on what they would charge for our trash/recycling at Summerfield. The cost difference between Pratt and WM was significant, and the BOT chose to select WM starting next year. WM will be providing all residents with their 96-gallon trash and recycling containers. Trash pickup will most likely be on Thursdays with recycling every other week, also on Thursday. Further details, (drop off of containers, exact pickup up day and time, etc) will be shared when confirmed. The contract cost difference is saving enough that the BOT will not need to increase the HOA fees.
- e. **Gutter Cleaning** - For those who are interested in gutter cleaning next month JR Dowding indicated that the cost for this service will be from \$100 to \$125 per unit. If you signed up and the cost is not acceptable to you, please cross your name out on the sign-up sheet at the Mailroom no later than Friday, October 31st. The approximate date for cleaning gutters will be towards the end of November when the majority of leaves, etc. have fallen. Checks made payable to JR Dowding.

5. Old Business

- a. Order of Conditions – work to close the order of conditions is ongoing.
- b. West side entrance – Bob & Bill had a productive meeting with the Police Chief and Amazon. Photos and videos were presented to the Amazon reps. Amazon has acknowledged our issues and will address our concerns. Amazon and the police chief are working with the VFW to provide a turnaround point for trucks. We are in discussions with Amazon about reimbursement for guardrail damage along THL west though there is no guarantee that we will actually be compensated for any damage. The BOT will continue to monitor the situation.
- c. 502/486 Douglas Street – No further information at this time.
- d. Update on unit inspections – the 2nd round of inspections has been completed.
- e. Update on reverse 911 has been completed and tested. When you receive a Reverse 911 message and it is translated to text, it may not be verbatim. Please be advised that the Reverse 911 phone number is 800-679-0847 that comes up on your phone. **To activate the Reverse 911 message please say “Hello” for the message to start.**

6. New Business

- a. None

7. Resident Issues

- a. Resident comments/questions – Please call Marsha if you intend to attend a monthly meeting. She will then be able to provide enough seating for everyone.
- b. 2 Work requests were received; both were approved.
- c. Sally Summerfield – Securing your unit when you will be away for extended periods of time: 1. Turn off the water to avoid water leaks, even if you are away for vacations; 2. If you turn the heat off in the winter, winterize your pipes and fixtures; 3. Check to be sure your smoke detectors are working properly; 4. Turn the thermostat up in summer or down in winter (no lower than 55 unless you winterize the unit) to conserve energy when you are away; 5. Let a trusted neighbor know that you will be away.

8. Date of next BOT Meeting: November 19, 2025 at 1:00 pm at 49 Summerfield Drive.

9. The BOT adjourned at 3:15 pm.