



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

Summerfield at Taft Hill (SATH) Condominium Trust

Board of Trustees (BOT)

Minutes of Meeting (MoMs)

August 20th, 2026

Board members present: Bob Contursi, Marsha Bourgeois, Jeanne Williams, Tony Chinappie and Bill Freer. Grounds Chairman Rory St. Pierre was also in attendance. In addition, resident Cecile Gaigals was present representing our Beautification Committee.

The Board of Trustees (BOT) monthly meeting was called to order by Bob Contursi at 1:17 PM on August 20th, 2026.

1. Open Forum for Residents: None

2. Review of BOT actions since the July 16th, 2026 meeting: The BOT approved the Grounds Chairman's recommendation to renew our landscaping contract with JR Dowding for five years.

3. Financial Report

- a. All financial reports as of July 2026 have been given to the BOT.
- b. Vendor invoices for July have been processed and paid in July and August 2026.
- c. Checking accounts have been reconciled.
- d. After all interest for July was recorded our total Reserves are \$647,792.97
- e. The Board reviewed and unanimously accepted the monthly financials.

4. Grounds Report

- a. Fire Hydrants – testing was completed by East National Water on August 13th, 2026. All hydrants passed inspection. Visually several hydrants are in need of repainting and Grounds has requested our vendor for a cost estimate.

- b. Irrigation – after reports of several irrigation heads not functioning or in need of adjustments our irrigation contractor repaired and serviced all heads that were identified.
- c. Trees – Mass Stump and Tree have completed the tree canopy work as detailed in their submitted proposal. This is the first year that Summerfield contracted to have significant canopy trimming performed throughout the Summerfield complex.
- d. Detention Basins (Ponds) – Grounds approved the estimate for maintenance of detention basins(ponds) No. 1 and No. 2, within budget, to be performed in late fall 2026.

5. **Date of next BOT Meeting:** Wednesday, September 23rd, 2026 at 1:00 PM at 49 Summerfield Drive.

6. **Old Business** – Based on the BOT SATH inspection only a few units were identified as needing corrections. Those residents were notified by the BOT, with the majority of residents having already made those corrections or they have notified the BOT of an upcoming date that they will be addressed.

7. **New Business – None**

8. **Resident Issues**

- a. Resident comments/questions – None
- b. There were 5 resident work requests submitted with all approved.
- c. **Sally Summerfield – Select Board Meeting, RE: storage of flammable and combustible liquids... at 502 Douglas Street... (Truck Stop).**

According to M.G.L, Chapter 148, §9, §13, the Uxbridge Select Board will hold a Public Hearing on Monday, August 24, 2026 at 6:30 PM in the Lower Town Hall Meeting Room, 21 S. Main Street, Uxbridge to discuss a Flammable and Combustible Liquids, Flammable Gases and Solids License for 34,000 gallons of flammables liquids (gasoline) and 6,000 gallons of combustible liquids (diesel) at 502 Douglas Street, Uxbridge.

Anyone wishing to discuss this matter may appear before the Board at the above time and place or obtain the Zoom details on our website at www.uxbridge-ma.gov.

Plans are on file in the Office of the Select Board.

9. The Board voted unanimously to adjourn the regular meeting at 1:55 PM.