SUMMERFIELD

At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
September 30th, 2026

Board members present: Bob Contursi, Marsha Bourgeois, Jeanne Williams, Tony Chinappie and Bill Freer. Grounds Chairman Rory St Pierre was not in attendance. In addition, residents Denise Rogan (Activities Committee) and Holly Hemmings were present.

The Board of Trustees (BOT) monthly meeting was called to order by Bob Contursi at 1:00PM on September 30th, 2026.

1. **Open Forum for Residents:** Holly Hemmings, who recently moved into Summerfield, wanted to introduce herself to the Board as well as observe first hand the workings of our monthly Board meetings. Welcome to Summerfield Holly. Denise Rogan was in attendance regarding a resident issue and to update the Board on an upcoming event being sponsored by the Activities Committee. On Sunday, October 11th, the Activities Committee will be holding a Fall Event at the Mailroom that will include corn hole and food from Yummies. Look for further information that will be posted at the Mailroom and PLEASE sign up! As a resident, Denise reported that their trash container, which has no lid, still has not been replaced by WM. Denise also questioned the Board on whether artificial turf/grass could be installed in their rear yard. As for the damaged trash container, Grounds has continued to reach out to WM for replacements of any damaged trash/recycling containers, due to a hold last fall on procuring new containers WM informed us that they have no containers available.

   NOTE: Grounds knows of other cases of damaged containers but would like any resident who has a damaged container to please notify Grounds at sathgroundsrsp@gmail.com **so that we can have an accurate count.**

   Regarding Denise's question regarding installing artificial turf/grass that requires a review by both Grounds and the BOT before making any decision.

2. **Review of BOT actions since the August 20th, 2026 meeting:** None

3. **Financial Report**
   a. All financial reports as of August 2026 have been given to the BOT.
   b. Vendor invoices for August have been processed and paid in August and September 2026.
   c. Checking accounts have been reconciled.
   d. After all interest in August was recorded our total Reserves are $649,605.18.
   e. The Board reviewed and unanimously accepted the monthly financials.

4. **Grounds Report**
   a. After enduring several days of rain/wind, there was only a single reported casualty in the form of a toppled, broken lamp post at the upper Summerfield/Taft Hill intersection. The electrical supply was disconnected and wires capped. Grounds Chair will collaborate with Trustees as to appropriate action to repair/replace.
   b. Waste Management rescheduled their 9/24 pickup, initially rescheduled to following day only to once again be rescheduled to future date that was unacceptable. Grounds Chair escalated to WM leadership and recovery pickup date was rescheduled to Monday, 9/28. No further issues reported.
   c. Planting and seeding of areas where trees/bushes had been removed has been completed by landscape contractor.
   d. Reported non-functioning irrigation zones from worn/defective equipment which has been repaired.

5. **Date of next BOT Meeting:** Wednesday, October 21st, 2026 at 1:00 PM at 49 Summerfield Drive.

6. **Old Business**
   a. BOT SATH Inspection update – Completed with all violations now in compliance.

7. **New Business**
   a. 2027 Proposed Summerfield Budget was reviewed and discussed by the BOT. With increases in all of Summerfield's fixed contracts and to continue to fund maintenance items necessary to maintain both the safety and the visual appeal that we have at Summerfield our HOA fees will increase for 2027. The proposed 2027 Budget passed with 4 votes in favor and 1 abstention. The HOA fee for market rate units will be $278.00 per month (4.9% increase) and $136.00 per month (4.6% increase) for affordable units. All residents will be formally notified of this increase prior to December 2026 and provided a copy of our 2027 Budget.

      NOTE: All residents who use AUTOPAY will need to notify their bank of this increase effective January 1st, 2027.

   b. The Board discussed potential Capital Expenditures for 2027 specifically the painting the exterior of the Mailroom Building and crack sealing of our roads.

8. **Resident Issues**
   a. Resident comments/questions – Resident and BOT member Marsha Bourgeois expressed her disapproval over current changes made to common element areas by the Beautification Committee and Grounds.
   b. There was one resident work request submitted since last reported that was partially denied.

9. The Board voted unanimously to adjourn the regular meeting at 2:30 PM.

Sally Summerfield: Pease remember that our community speed limit is 20 mph. Encourage your guests and contractors to obey this limit also.