



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

Summerfield at Taft Hill (SATH) Condominium Trust

Board of Trustees (BOT)

Minutes of Meeting (MoMs)

July 16th, 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, residents Cecile Gaigals, Sandra DiGirolamo, Jack Crawford and Tim and Laura Burrows were present.

The Board of Trustees (BOT) monthly meeting was called to order by Bob Contursi at 1:00 PM on July 16th, 2026.

- 1. Open Forum for Residents:** Residents Tim and Laura Burrows who just moved into Summerfield wanted to both introduce themselves to the BOT and had a question about home owner's insurance at Summerfield. Jack Crawford attended to follow up with an email that he sent earlier to the BOT about a situation regarding a solicitor that was going door to door. Sandra DiGirolamo presented specific concerns to the BOT regarding the duplex to her unit which has been empty now for approximately a year. Cecile Gaigals provided a status report regarding the Beautification Committee as well as to inform Grounds and the BOT that vegetation growth at the west side entrance was blocking visibility when driving out.
- 2. Review of BOT actions since the June 17th, 2026 meeting:** Members of the Board of Trustees performed our required site walk on Monday, June 29th inspecting all units regarding SATH compliance. All units requiring corrective action will be sent warning letters (over the next several days) providing owners with sufficient time to make those corrective actions before the BOT performs a reinspection.

3. Financial Report

- a. All financial reports as of June 2026 have been given to the BOT.
- b. Vendor invoices for June have been processed and paid in May and June 2026.
- c. Checking accounts have been reconciled.
- d. After all interest for June was recorded our total Reserves are \$645,921.25
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The BOT has one CD currently up for renewal. Jeanne Williams, the BOT Treasurer, provided the BOT with current rates at 4 local institutions. The BOT approved the transfer of that CD to Country Bank. Now that the BOT is using 3 different local institutions for our CD's the BOT will limit future CD renewals to those 3 institutions based on both a healthy balance between those accounts and the interest rate being offered.

4. Grounds Report

- a. Drought conditions continue to affect Summerfield as well as the town and state with multiple days of high heat with little rain provided by mother nature.
- b. Irrigation – with residents reporting inconsistency in the watering schedule particularly on the East Side resulted in an inspection of the irrigation controllers revealing multiple fault indications. Our irrigation contractor is currently evaluating the situation and will report back. Previous residents who reported sprinkler heads not functioning were reported to our contractor who mitigated the issues.
- c. Trees – Grounds Co-chairs met with Mass Stump & Tree Removal (MSTR) to review a proposal for management of our tree canopy. The proposal was accepted by Grounds who authorized work to proceed over the summer. During a recent storm, a tree was uprooted and landed within a unit's rear yard with no damage to the unit itself. MSTR was hired to remove the tree.
- d. Grounds Maintenance – Ground Co-chairs met J.R. Dowding our current landscape contractor to discuss and review a new potential multi-year contract.

5. Date of next BOT Meeting: Thursday, August 20th, 2026 at 1:00 PM at 49 Summerfield Drive.

6. Old Business – See Item 2, BOT members required site walk inspecting all units within Summerfield.

7. New Business

- a. Solicitation – In response to a resident’s concern regarding solicitation within Summerfield the BOT would like to remind ALL residents that if any person who is going door to door soliciting regardless of services (other than National Grid or Eversource personnel) residents should always advise that person that Summerfield is posted NO SOLICITATION and that they should leave now or you will immediately call the police. To be **effective**, one must call the police **immediately** after warning the solicitor to leave. Provide the police with as much information as possible: male or female; normal clothing or company clothing; product? what were they selling; vehicle - company vehicle/truck or personal vehicle?
- b. Residents List – a resident questioned if it was appropriate for a resident in Summerfield to use the email address of other residents that are available on our residents list for non-personal use. The answer is NO. Our resident’s list is intended strictly for residents within Summerfield to use in order to reach out to one another on a personal level only and not for business or marketing use. If anyone has been using our residents list for business or marketing purpose please cease immediately.
- c. Contractors’ signs – a reminder to all Summerfield residents... any contractor doing work for a unit owner is not allowed to post any commercial signs on our grounds – LCE or CE areas.
- d. Parking – the BOT has been made aware of vehicles parking in our overflow and mailroom parking areas for extended periods of time that are not registered with Summerfield residents. If a resident expects any guest to use any of our extended parking areas, then they should notify the BOT promptly. Also, if any residents plan to park their vehicle overnight in any of our extended parking areas, then they should also notify the BOT

8. Resident Issues

- a. Resident comments/questions – Refer to 1. Open forum.
- b. There were no resident work requests submitted.
- c. **Sally Summerfield** – Now that the “truck stop” construction has begun residents are asking about the blasting? Yes, they are allowed and since we are outside the 250’ zone no notification has to be provided to nearby residents.

Pat Stephan submitted the following to the BOT:

“I had looked at these regulations in the past. These notes from a state website indicate that pre-blast inspections are required at a

certain distance from the blast site and all of the SATH units are beyond that distance.

However, owners closer to the blasting might want to inspect their foundations to determine if they have exiting cracks. Getting photos of any existing cracks would help to determine if this blasting has caused any damage.,

https://www.northboroughma.gov/sites/g/files/vyhlif12221/f/uploads/facts_about_blasting_dfs_0.pdf

As always... thanks Pat!

9. The Board voted unanimously to adjourn the regular meeting at 2:45 PM.