

**Summerfield at Taft Hill (SATH) Condominium Trust**  
**Board of Trustees (Board)**  
**Special Meeting**  
**Minutes of Meeting (MoMs)**  
**July 28, 2016**

Meeting convened at 1:03 p.m. at 49 Summerfield Drive. Board members present: Bob Contursi, Vicki Small, Marsha Bourgeois, Lavonne Seifert and Dan Antonellis. Residents in attendance: Lil Burnat, Bill Freer, and Randy Fields.

This meeting was held to strategize about the proposed 502 Douglas Street Service Station, and to discuss changes to SATH's existing Rules and Regulations.

**1. Proposed 502 Douglas Street Service Station**

Those present reviewed the new proposed site plan that Marsha obtained from Andrews Surveying & Engineering (Engineer for the Owner of the proposed site). The site plan clearly indicates that this proposed service station location is not as close to SATH property as the previous 2007 proposed service station plan. The Owner of the land is going before the Uxbridge Zoning Board Wednesday evening (August 3<sup>rd</sup>) for a Special Permit. Bob Contursi, Vicki Small and Marsha Bourgeois are scheduled to meet with Attorney Henry Lane Monday evening (August 1<sup>st</sup>) to discuss a strategy to stop or mitigate the proposed service station project. Bill Freer volunteered to post a notice in a prominent place in the mail house, soliciting resident attendance at the Wednesday evening Zoning Board meeting, and to offer ride service to those without transportation.

**2. Review of SATH's Existing Rules & Regulations (R&Rs)**

The Board has expressed their concern from time to time, with some of the existing R&Rs regarding: suitability, validity, completeness, and clarity. In addition, our attorney has recommended some changes intended to make the R&Rs more enforceable. With this in mind, the Trustees agreed to bring recommended changes to the R&Rs to this Special BOT Meeting. The changes were discussed and for the most part reconciled at this meeting; a few R&R changes need further work and will be dealt with at the next regularly scheduled Board meeting. Residents who are not BOT members (listed above) also expressed their thoughts. The anticipated changes will not be a wholesale re-write of all R&Rs, but instead, will be more of a fine-tuning of the existing R&Rs. As soon as this task is complete, a new set of R&Rs will be sent to all residents.

**3. Date for Next Meeting**

As reported in the July 12, 2016 MoMs, the next monthly Board meeting is scheduled to be held from 1 p.m. to 4 p.m. on August 25, 2016, at 49 Summerfield Drive.

**4. Adjournment**

Dan moved to adjourn. Lavonne seconded the motion. Trustees unanimously voted to adjourn at 3:13 p.m.