



**GREAT OAK FARM HOMEOWNERS ASSOCIATION INC.**

**Monthly Executive Board Meeting Minutes**

**June 17, 2015**

Noting a presence of a quorum, the meeting was called to order by Russ Simpkins at 7:42pm.

**Present:** Russ Simpkins, Skip Brushett, Jeff Smith, Janice Elliott, Tate Elliott, Anthony DePalma, Brian Lindwall-Thomas, Kim Drosos and Janine Alvear.

**Guest:** Scott Sandler from the Law Offices of Perlstein, Sandler and McCracken

Mr. Sandler addressed the board regarding his ability to represent GOF. Responded to question period from board and addressed billing and fee schedule as well as completing an overlay document to supplement our bylaws to ensure their compliance with current legislature.

**New Business:**

Board vote to engage the services of Perlstein, Sandler and McCracken to represent GOF for legal matters: Motion by Tate Elliott, Second by Anthony DePalma, all agreed.

Board vote to hire Perlstein, Sandler and McCracken to conduct a document overlay- a comprehensive review of the Declarations and Bylaws: Motion by Brian Lindwall-Thomas, Second by Skip Brushett, all agreed.

Board vote on hiring Perlstein, Sandler and McCracken to collect outstanding homeowners' fees for specific properties: Motion by Tate Elliott, Second by Brian Lindwall-Thomas, all agreed.

**Streets:** Skip Brushett

Preliminary road crack sealing estimates from two companies for GOF, SH, OC roads reviewed.

Complaint by homeowner of driveway damage by plow reviewed.

**Finance:** Tate Elliott

Outstanding HOA fees reviewed; keeping all accounts within FDIC guidelines; all checks signed by necessary parties.

**Septic:** Russ Simpkins

Brush removal and Belgium block finishing Field F project.

**Landscape:** Anthony DePalma

Fence posts replacement (noted on walkthrough) cost \$600; Ambrose contract up this year.

**Social:** Russ for the Stepkowskis

Looking for Summer BBQ host

**Newsletter:** Janice Elliott

New edition ready for print and distribution; new directories to be distributed to all

**Rules and Bylaws:** Russ Simpkins

ARB violation emails and concerns regarding letters received by homeowners, trampolines, commercial vehicles reviewed and addressed. Insurance and liability discussed.

Letter sent by resident to other homeowners reviewed, no action to be taken at present.

**ARB:** Brian Lindwall-Thomas

Requests reviewed for tree removals, weed issue at home site lot, fencing reviewed.

Follow up needed on complaint of possible home business at a residence.

Trash bins being left out, commercial vehicles and overnight parking issues discussed.

Current window violation tabled for discussion/action for next meeting.

The meeting was adjourned at 10:35pm.

The next meeting will be Wednesday, July 15, 2015 at 7:30pm.

Respectfully submitted,

Janine Alvear  
GOF Secretary