



GREAT OAK FARM HOMEOWNERS ASSOCIATION INC.

Monthly Executive Board Meeting Minutes

October 21, 2015

Present: Russ Simpkins, Skip Brushett, Janice Elliott, Anthony DePalma, Tate Elliott, Janine Alvear, Brian Lindwall-Thomas

Also present were members of the GOF community.

OPENING: Noting a presence of a quorum, the meeting was called to order by Board President Russ Simpkins at 7:36pm

Reading/Adoption of minutes:

Brief introductions were done by each of the Board members to the members of the community who were present for the GOF HOA monthly meeting.

President Simpkins opened the meeting with a Notice and Comment session.

President Simpkins confirmed with GOF HOA Admin, Janice Elliott that the proof of notice of meeting was mailed and delivered to the appropriate homeowners regarding proposed rule changes to quantify garbage/recycle bin storage.

President Simpkins opened a Q and A session to the Board members and community members in attendance. A few residents asked if ARB can supply sample ideas/photos of what the storage shed should look like. ARB Chair and GOF Vice-president Brian Lindwall-Thomas advised the members that the ARB committee will send out additional info regarding the storage sheds. ARB Chair Lindwall-Thomas also stated that residents will still be required to submit an ARB request for approval.

Additional questions were raised by resident, Elena Cocolis, inquiring whether proposing this rule change would in effect be a change to the Declaration and advised the Board that if it is a change then the community must vote on it. President Simpkins and ARB Chair Lindwall-Thomas both stated that this is just to clarify this rule that already exists in the Declarations. President Simpkins also stated that the Board has the authority to clarify rules of the Declaration for the benefit of the community.

Suggestions to the storage shed having a latch and a top cover to completely close it to keep out animals was also recommended by members of the community.

ARB Chair Lindwall-Thomas made a motion to table the proposed rule change for the shed storage until after the annual meeting. The purpose is to give the ARB Committee an opportunity to discuss the

suggestions discussed at this Board meeting and to make the definitions more clear. Member-at-large Jeff Smith seconded the motion. All present Board members voted yes, none opposed, motion carried.

2nd Notice and Comment Session regarding Rule Violations commenced next.

Admin. Janice Elliott confirmed to President Simpkins that the Notice of Hearing was mailed to the appropriate homeowners cited by the Board who have pending violations.

First Rule Violation - Parking

Homeowner parking commercial vehicle in driveway overnight.

Motion made by President Simpkins to not go forward with any additional action by the Board at this time as the homeowner has rectified the violation. Seconded by member Jeff Smith. All Board members voted yes, none opposed, motion carried.

Second Rule Violation - Trampoline

Homeowner at 6 Cherry Hill Circle has a trampoline in the rear yard in violation of the rules and bylaws of GOF HOA.

Homeowner was in attendance and asked the Board to clarify why this rule was put into place and how it was implemented. Several Board members explained that the rule banning trampolines was implemented in 2008 when the Declarations/Rules/Bylaws were amended and voted on by GOF HOA residents at the time. The homeowner feels that the trampolines were added in after without the residents knowing and believes the rule was changed inappropriately. President Simpkins advised the homeowner that once a rule changes or changes to the Declaration are amended by the community, a resident by law only has 1 year from the effective date of the change to appeal the change to the Board. Since that time has passed, President Simpkins stated that the current Board is charged with upholding all of the rules and bylaws noted in the Declaration and that is all the Board is trying to do here, just uphold the bylaws and to keep the look and feel of the community as stated in the Declaration. President Simpkins stated that this current Board is trying to bring the entire community into compliance with all of the rules and bylaws. President Simpkins also stated that the Board will continue to look at the rules and bylaws with our attorney and make sure the community is current and up to date with any State or Federal laws that may have changed.

Options were discussed with homeowner regarding keeping it up versus removing it and any consequences. Homeowner questioned whether or not a homeowner can pay the difference in the insurance premium for having a trampoline if GOF's insurance premium goes up if a resident has one.

Homeowner stated he will continue to discuss with his wife their options of removing versus keeping the trampoline and report their decision back to the board in a couple of weeks.

The Board granted 6 Cherry Hill Circle additional time. Motion to postpone the Boards decision for 2 weeks made by President Simpkins, seconded by Treasurer Tate Elliott. All board members voted yes, none opposed, the motion carried.

Rule Violation #3

4 Cherry Hill Circle - Trampoline

Admin. Janice Elliott confirmed Proof of Notice of Hearing to President Simpkins for 4 Cherry Hill Circle.

Homeowner was not present. Motion to proceed forward with an injunction to remove the trampoline at 4 Cherry Hill Circle was made by Treasurer Tate Elliott and seconded by Member Anthony DePalma. All members voted yes none opposed. The motion carried.

Committee Updates

Bylaws Committee: Russ Simpkins

Items regarding proposed rule changes previously discussed. Nothing more at this time.

ARB Committee: Brian Lindwall-Thomas

Only a couple of ARB approvals/requests were made for this month, relatively quiet compared to the prior month.

- 15 Pequot Court - ARB Approved roof replacement

- 39 Great Oak Farm Rd. - Approved Tree Removal

Finance Committee: Tate Elliott

New budget reviewed and discussed by Board. Insurance line item is a concern for the future when reviewed for renewal in April as premiums are likely to increase. At this time no change to this line item. No change to monthly common charges.

Landscape Committee: Anthony DePalma

Guardrail fencing on Secret Hollow was done poorly so the contractor has not been paid. Walk through of trees to determine what needs to come down will need to be done soon as trees age in community. Questions on the sprinkler system on the main green and how to resolve having a separate water meter placed on guard shack discussed and will be put down for new business.

Septic Committee: Russ Simpkins

Installed new pump @ pump house #3. This pump broke so this was an emergency repair. Ambrose continuing with mowing contract for septic fields.

Streets Committee: Skip Brushett

Complaints from 3 neighbors regarding speeding again. Stop signs vs speed bumps were discussed. Suggestion of bringing topic up at annual meeting to take up the issue for the new year.

Newsletter: Janice Elliott

Going out after annual meeting to include the annual meeting results along with new budget to be included.

Meet/Greet:

No update.

Old Business:

None

New Business:

None.

President Russ Simpkins requested an Executive Session @10:05pm. Executive session ended @10:25pm.

The meeting adjourned at 10:26pm

The next meeting will be the annual homeowner's association meeting on November 18, 2015 at 7:30pm.

Respectfully submitted,

Brian S. Lindwall-Thomas, Vice-president GOF HOA