



GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.

Thursday January 19, 2023

Executive Session at 6:30pm

Regular Board Meeting at 7:15pm

This was a remote meeting - access was provided via TEAMS

Minutes from January 19, 2023 meeting

- Call to Order at 6:32pm
- Board members present: David Orr, Eddy Rodriguez, Veerat Kalaria, Jonathan Thomas, Russell Simpkins (Absent: Anthony Depalma, Brian Lindwall-Thomas)
- Executive Session began at 6:33pm: Attorney Scott Sandler participated. The management agreement and outstanding ARB violations were discussed.
- Regular meeting Resumed at 7:22pm
- Review of Minutes from 12/8/22 – tabled to march meeting
- Landscape Committee: Anthony DePalma
 - Old Business – Chad cleared some trees but nothing else.
- ARB Committee: Brian Lindwall-Thomas
 - ARB position open. Constant contacts and Neighbors page to solicit volunteers
 - GOF Solar regulations are ok with the town
- Septic Committee: Russell Simpkins
 - 1 Pequot Ct - septic backup and line snaked by windriver. Monaco was contacted for the work.
 - 96 Old Colony Rd – manhole cover was loose and Bill took care of it.
 - Leaching fields distribution junction

- Streets Committee: David Orr

- No issues!

- Finance Committee: Eddy Rodriguez

- Janice will send letters to residents who didn't update their common charges to the new amount.

- Reserves continue to grow

- No significant expenditures expected.

- Website: Eddy Rodriguez

- No updates to Website.

- Social: David Orr & Adrienne Stepkoski

- No events planned until March meeting

- Bookkeeping

- Manager / Bookkeeper Agreement – Janice to remain on to assist with transition and paid a pro-rated rate of \$288.46/week until Sandeep (Sunny) Gill is up and running. Vote passed 6-0. The agreement was approved by board and GOF attorney. Vote passed 6-0. If there are minor edits to the agreement the board agreed to rework the agreement and vote by email.

- Open comment

- None.

- Adjournment – 7:42 pm.