



OFFICIAL NOTICE - Regular Meeting
Wednesday, November 20, 2024, at 7 pm

****In person and remote****

Meeting access provided via TEAMS

(link can be found at www.greatoakfarm.com/calendar)

Meeting Minutes

Call to Order - 7:01pm

Roll Call of Board Members - David Orr, Eddy Rodriguez, Chris Kovalchick, Jonathan Thomas, Luis Gonzalez, Lori Mangano and Patrick Egan

Review of the minutes from the 2023 Annual Meeting-Dave motioned to approve the minutes from last year's annual meeting. Eddy 2nd the motion. 7/0 all in favor

Notice and Hearings for outstanding ARB violations-4 homes are still out of compliance. 56 Secret Hollow Rd, 16 Marsh Pond Lane, 105 Secret Hollow Rd and 92 Old Colony Rd. The representatives from each home were provided an opportunity to speak on the issues presented in their respective notices however, when asked to speak at the meeting, none responded, indicating that they hadn't even attended.

The board will decide how to address this. This was tabled for the December meeting with new board. Dave motioned to table the 4 remaining violations for the December meeting. Lori 2nd. The board voted-6 in favor and Jonathan abstained

Reports from Committee Chairs:

Landscaping-(Luis)-We still need a final report from Chad regarding the fall clean up. We plan to remove the large oak tree on Cutlers Farm as it remains a potential hazard. We need to renew our contract with Chad for 2025.

Streets-We have a 3-year contract for plowing. Roadway Committee met last month. We discussed, signage, speed gates and a camera up front upon the entrance. Some residents are concerned about the entrance with safety. Looking into stop sign placement at intersections. Multiple complaints from residents driving in between 5pm and 6pm. Some are going through stop signs or using excessive speed. Reach out to Patrick if interested in joining the Streets Committee or if you are concerned about lighting in our streets.

Dave recommended that any board announcements/advertisements should be sent via the constant contact email distribution or official mailing depending on importance or Bylaw procedure and then published on Facebook.

Reminding parents about night activities in the dark. Wear reflective clothing. Avoid parking on both sides of the street. It has become difficult for cars to drive in those areas.

Septic-(Chris)-Chris thanked the members of the Septic Committee, Michael Blake, Joe Palermo and Russell Simpkins for all of their hard work on the committee. For 2024 there was a focus on maintenance items. Some accomplished items were an analysis of the water outflows of each home, addressing Field D saturation issues, replaced backflow valves and nipples for both pumps in the Enclave, readjusted field values in Field F, had overgrown brush and dead trees removed on multiple fields, worked with Wind River vendor to adjust cleaning schedules of multiple tanks across the community, replaced 2 deteriorated manhole covers in Field F and multiple damages inspection ports in Field D.



Upcoming work to be completed: We are scheduled to have the trench along Field G cleaned out the first week of December, the door replaced on the pump house on Dec 2nd, agreed with our vendor Wind River to conduct a deep clean in April on tank near the pump house on Great Oak Farm Rd. In 2025 other maintenance items are Field D. We are starting to see breakouts because the system is starting to fail. We are trying to

preserve what we have in place but there is a possibility that we may have to replace the entire field. Current estimated cost to do so is approximately \$600,000. There are many variables that could result in a cost higher or lower. We also renegotiated contracts with Wind River and J Edwards Engineering to keep rates flat into the new year.

Finance (Eddy)-Current Reserve Balances: Streets Reserve \$265,000, Septic Reserve \$268,000 and General Reserve \$38,000

ARB (Luis)-ARB will review the new website over the next couple of weeks. No pending requests. Received one new one.

Social (Dave)-Tree lighting is Dec 1st. Dave put in to increase some budgets.

Website (Jonathan)-All is updated. We will look into a “Read Receipt” message when emails are received by the ARB so homeowners are aware if their emails have been received.

Budget (Eddy) For 2025 we increased the budget by \$2800. Septic went down. Landscaping increased due to inflation and cleaning. Street Maintenance remained flat. Professional fees netted out to 0. Dave made some changes to social activity budget. We added Diwali and increased the Octoberfest to accommodate the band and porta potty. We added \$500 to the concert on the green and added an amount for the Ice Cream Social at the end of the year and some changes to the Spring/Easter event. Insurance went up a little and Office had a few changes. Eddy does not recommend increasing dues yet as a result of these minimal changes.

General Comment: Davina Rodriguez thanked whoever was in charge of GOF beautifications such as power washing, flowers, holiday decorations and stonework in the pond. Dave stated that Ryan Cassidy stepped up to handle making improvements at the pond. Patrick handled power washing and Erin M. planted all of the flowers.

Dave stated there are 4 board vacancies. Ballots were collected and tallied by Divina Rodriguez and Sunny Gill. The results indicated the new board members: Lori Mangano, Sudham Nilaweera and Michael Tobin. All accepted position.

Open Comment-Chris welcomed new board members and thanked Dave, Eddy and Jonathan for their contributions to the board and community. Dave said the bylaws state that any vacancy on the board can be filled by vote among board members. It could be a special meeting or agenda and the board members can vote. Russ recommended that new board members read the bylaws and be fair and reasonable.

Adjournment-Dave motioned to adjourn at 8:31pm. Eddy 2nd motion. 7/0 in favor on board