



GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.

Organizational Meeting

Thursday, December 18th, 2025

6:00pm

Monroe Social, 494 Main St, Monroe CT

Meeting Minutes

Call to Order 6:22pm

Roll Call of Board Members-Lori Mangano, Christopher Kovalchick, Sudham Nilaweera, Mike Tobin, Kristin Pena (Patrick was not in attendance)

Vote on Board Positions

- President-Mike nominated Chris. Lori 2nd. Chris accepted position. All board members in favor.
- Vice President-Lori nominated Patrick. All board members in favor.
- Secretary-Lori continues in this position. All board members in favor.
- Treasurer-Sudham continues in this position. All board members in favor.
- Member at-large-Mike Tobin
- Member at-large-Kristin Pena
- Member at-large-(not filled)-There were no other volunteers.

Committee chairperson assignments

- Septic-Chris Kovalchick
- Landscaping-Kristin Pena
- Streets-Patrick
- Architectural Review Board-Mike
- Finance-Sudham
- Social-Lori
- Website / IT-Chris/Lori

Set meeting schedule for 2026. Thurs 1/22 is next board meeting via Zoom.

Discussions:

Septic-We are in a good place right now with all that we currently rectified. We need to work on developing cost and timing for future field installation or upgrades.

Finance-Processing final December payments, Finalizing 2025 P&L statement and evaluate the need for an updated reserve study and bookkeeping system.

As of Sept 30.2025 the following are cash balances of GOF Association-General Reserve \$23,497.40/WPCA Reserve \$81,325.76/Total for Certificates of Deposit \$104,823.16/M&T Bank Street Reserve \$143,419.69/NSB Street Reserve \$33,865.52/Operating-Checking Acct \$324,969.52/ Total for Bank Acct \$607,077.89

Website/IT-Possible upgrade to HOA email system, upgrading website posting and communication tools and improve communications.

Landscaping-Tree on main green maintenance, replacing American flag and flag lines, removing brush and trees along GOF road, removing and replacing dead and diseased shrubbery, coordinating tree lighting and decorations and addressing repairs to walking paths.

Streets-Evaluate lighting and reflective signage along GOF road and improving roads.

ARB-Streamlining Spring walkthrough process to improve evaluations.

Social-Plan summer “Band on the Green” event and orchestrate Movie nights from May, June and Sept and Oct.

Adjournment-Chris motioned to adjourn at 8:24pm. Kristin 2nd. All board members were in favor.