



GREAT OAK FARM HOMEOWNER'S ASSOCIATION INC.

Regular Meeting

Thursday, May 21, 2026

The meeting is remote via Zoom at 7pm

Meeting Minutes

Call to Order 7:04

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

Meeting summary

The General Board meeting addressed recent car break-ins in the community and discussed security measures. Christopher opened the meeting by acknowledging the incident where multiple vehicles were broken into, emphasizing the need for residents to remain vigilant and lock their cars. The board reviewed minutes from previous meetings and heard updates from various committees: Mike reported on architectural review board activities including spring walkthroughs and tree management; Sudham provided financial updates showing improved HOA fee collections; Lori shared social committee plans including reduced summer movie nights to once monthly and an upcoming ice cream truck visit, along with assisting with researching alternative solar light options that better fit the community's aesthetic and report back to the board.; Patrick discussed street maintenance issues including entrance painting and a problematic streetlight by the pond; and Christopher updated on website infrastructure and governing document updates in progress. The main discussion centered on resident Juan Sebastian's proposal to make the community gated following recent break-ins, with board members expressing concerns about costs, legal requirements, and the need for community-wide votes. The board agreed to conduct further due diligence on security options including cameras and lighting before considering more significant changes like gating, with Christopher noting that any governing document changes would require two-thirds voter approval from all 150 residents.

Streets

Patrick will research options and costs for installing high-quality security cameras (with license plate capture and cloud backup) at the community entrance, and share findings with the board. He will contact Monroe Police Department to clarify obligations and ability to patrol community roads, and discuss potential for increased police presence. He will also work with resident, Juan Riera to develop a preliminary proposal for potential security upgrades (including gates/cameras), gather initial resident interest, and estimate costs (including impact on both main community and Enclave)

Other scheduling will include an electrician to inspect streetlight by the pond and street sweeping with vendor and a June walkthrough to assess street conditions.

In June there will be a streets committee scheduled to discuss speeding issues and a new snow plowing contract.

Septic

There is nothing new to report at this time.

Finance

We are following up with the remaining two homeowners with large outstanding balances, including re-engaging legal counsel if necessary and focusing on to continue outreach to additional regional banks for better HOA account rates.

Social

Our tag sale was successful. We are considering offering small table options next year for families that have small items to sell. Thank you, Dawn Sutfin for hosting another successful cocktail event at Monroe Social. We will be scheduling some movie nights earlier for young children/families and monthly from June to October. There will be sign-up options available soon to for hosting. Jim's ice cream truck is scheduled for the last day of school (June 19th) and a summer band event is scheduled for July 26th at 4pm. Save the dates.

ARB

Mike will coordinate with Kristen and Marguerite regarding new homeowner information packages and update the process for collecting/maintaining current contact information for all residents.

A note will be sent to the community about any modified ARB processes/updates. Spring walkthrough letters will be sent out next week.

IT and Governance Updates Meeting

The meeting covered updates on website and IT infrastructure, with Christopher reporting that email systems are functioning properly with proper segregation between ARB communications and executive board communications. The team discussed ongoing updates to governing documents, with Chris explaining that the attorney is working to modernize documents that are approximately 20 years out of date and that the first draft is expected next week. Michael Tobin inquired about timelines for formalizing ARB processes, and Chris clarified that while governing documents set the framework, specific rules can be updated separately. The meeting also included updates on community landscaping work, including new flag installations and plantings, and concluded with a discussion about solicitation regulations, which Chris confirmed are prohibited in the governing documents.

Chris motioned to adjourn at 8:14pm. Patrick 2nd. All board members were in favor. 5/5