

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
July 25, 2011
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Dominic Zacchio, President
Robert Gebhardt, Vice President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
Charles Wall

Absent: Richard Grossi
Carol Glider

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Dominic Zacchio, President
Robert Gebhardt, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Kimberly Lazich
Nancy Bancroft
Charles Wall

Absent: Richard Grossi
Carol Glider

Also Present: R. Markham, Property Manager

The President convened POND PLACE ASSOCIATION at 7:00 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of June 27, 2011 as submitted. Motion carried.

TREASURER'S REPORT – filed with minutes

- ✓ J. Barry reported that year-end financials are being reviewed by auditors King & King.
- ✓ The Board recommended that foreclosure procedures commence on 2 Pond Place, and that R. Markham confer with Attorney on other delinquent accounts and report findings to D. Zacchio.
- ✓ D. Zacchio and J. Barry met with five banks to consider refinancing existing land lease loan in an effort to pay off loan in less than 10 years thereby saving considerable interest payments. **It was moved and seconded to submit an application to the Institute of Savings and to execute a new loan contract as per their proposal. Motion carried.**
- ✓ Bob Gambino, Stub Pond consultant, placed certain chemicals in the Pond, greatly improving its appearance. However, water chestnuts, a very invasive species, were discovered in the Pond and most likely will return.

MANAGER'S REPORT - filed with minutes

There were 25 DRC applications in response to notices.

OLD BUSINESS

- ✓ Website. J. Williams will put in notice about roaming bears. He will also include an article written by Joe Barry about new loan arrangement once contract is finalized with bank.
- ✓ Damaged Light Pole. R. Markham sent pictures to insurance carrier and will follow up on repair.
- ✓ Continuing Trouble at 3 Jay Court. A lengthy discussion followed about chronic problems at this address. The Board agreed that strong action was needed. D. Zacchio asked that R. Markham meet with attorneys immediately and determine options.

ELECTION OF OFFICERS

The following individuals were unanimously elected to a one-year term commencing July 1, 2011:

Dominic Zacchio	President
Robert Gebhardt	Vice President
Joseph Barry	Treasurer
Kimberly Lazich	Secretary

NEW BUSINESS - none

PUBLIC COMMENT - none

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:50 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:51 p.m.

MINUTES OF PREVIOUS MEETINGS

It was moved and seconded to accept the minutes of June 27, 2011 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

OLD BUSINESS

- ✓ New Speed Humps. Will be updated at next meeting and will be central focus of this budget year.

NEW BUSINESS - none

PUBLIC COMMENT – none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:00 p.m.

The next meeting of the POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, August 22, 2011, 7 p.m. Avon Room., Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl