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**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
April 23, 2012
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
Carol Glider
Richard Grossi
Christopher Rossetti [newly appointed]

Absent: None

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
John Williams, Clerk
Nancy Bancroft
Carol Glider
Kimberly Lazich
Richard Grossi
Christopher Rossetti [newly appointed]

Absent: None

Also Present: R. Markham, Property Manager; Robert Parker, 3 Iron Tree; Malik Khan, 5 Pond Place; Sue Jansen, 6 Pond Place; Architect Dale Cutler

The President convened POND PLACE ASSOCIATION at 7:02 p.m.

BUDGET HEARING: Tuesday, May 22, 2012, Avon Room, Avon Town Hall.

ANNUAL MEETING: Tuesday, May 29, 2012, Avon Room, Avon Town Hall.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of March 26, 2012 as submitted. Motion carried.

TREASURER'S REPORT – filed with minutes

- ✓ J. Barry reported that nine-month financials of Association and Tax District were tracking on budget.
- ✓ FEMA reimbursement date unknown and funds may not arrive until the fall. There will be a \$15,000-\$18,000 shortfall which Pond Place will have to make up. A Special Assessment of approximately \$75-\$85 per household, depending on assessed value of property, will be discussed at the June meeting. It is not recommended that Reserve Funds be used for this purpose, since main road will need repair and resurfacing in the near future.

ASSOCIATION BUDGET

It was moved and seconded to adopt the Pond Place Association Budget for FY 2012-2013 as recommended and to increase the Annual Fee from \$68.00 to \$70.00. Motion carried.

MANAGER'S CONTRACT

It was moved and seconded to award Capstone Management a five-year renewal contract containing a 5% increase payable the first year and remaining at said amount for remainder of contract. Motion carried.

FILLING OF VACANCY

It was moved and seconded to appoint Christopher Rossetti to fill the unexpired term of Robert Gebhardt on Pond Place Association and Pond Place Tax District. Motion carried. The Board welcomed Mr. Rossetti who has formerly served as a President and Board member.

MANAGER'S REPORT - filed with minutes

- ✓ There are presently 6 delinquent accounts, all in the hands of Pond Place attorney.
- ✓ 3 Jay Court. Dale Cutler, architect who designed and developed door overhang specs for Pond Place, examined the kitchen door overhang situation at this address. He had several specific recommendations which he will put in writing. Mr. Cutler will check with Town of Avon to determine whether a building permit was issued. The Board scheduled a Notice and Opportunity To Be Heard for the June meeting.

OLD BUSINESS

- ✓ Website. J. Williams reported that there were 378 "visitors" to the site. Spring cleanup, dog issues, and speed warnings were all put on website. Budget Hearing and Annual Meeting notices will also be included.
- ✓ Pond Press. K. Lazich discussed the possibility of a "Talk To Us" bulletin board that would contain personal (not Board) recommendations for various vendors. How to communicate appropriately with Property Manager could be another item for the Press. Next issue is scheduled for June.

NEW BUSINESS - none

PUBLIC COMMENT

- ✓ Rt. 44 Fence Appearance. New segments of the fence are being replaced and will be stained soon.
- ✓ Condition of Metal Fence At Rt. Commercial Property. R. Markham and D. Zacchio will inspect and report. Actually, this section of chain-link fence should have been part of wooden fence originally installed when commercial property was developed.
- ✓ Landscaping to Allow Proper Drainage is permitted, although DRC approval is required. No approval needed for plantings.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:04 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

The President convened POND PLACE TAX DISTRICT at 8:05 p.m.

MINUTES OF PREVIOUS MEETINGS

It was moved and seconded to accept the minutes of March 26, 2012 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

TAX DISTRICT BUDGET

It was moved and seconded to recommend the Tax District Budget to the Budget Hearing as submitted. Motion carried.

MANAGER'S REPORT – filed with minutes

- ✓ Accounts Receivable are in better shape than last year.
- ✓ Speed Bumps have been modified: two so far; remainder will be done.
- ✓ Some Driveway Re-Stoning & Curb Repair will be done.

OLD BUSINESS/NEW BUSINESS/PUBLIC COMMENT - none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:15 p.m. The next meetings of the POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be BUDGET HEARING, Tuesday, May 22 and ANNUAL MEETING, Tuesday, May 29, Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl