

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
April 25, 2016
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Christopher Rossetti
John Williams

Absent: Domenic A. Zacchio, President
Kim Lazich, Secretary

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
John Williams, Clerk
Christopher Rossetti
Susan Jansen
Nancy Bancroft

Absent: Domenic A. Zacchio, President
Kimberly Lazich

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Tony Zema, 12 Gray Pine Common; Jeanne & Steve Zieger, 6 Pond Circle; Gary Gianini, 5 Butternut Circle; Marcia Cox, 3 Dove Circle

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

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of March 28, 2016 with the following correction: change Annual Meeting date from "Wednesday, May 23" to "Monday, May 23." Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ Both the Association Statement and Tax District Statement of Income & Expenses are tracking well.
- ✓ Land Lease Bank Loan expected to be paid off by June 30, 2017.
- ✓ Major road paving will probably commence in July once curbing and other repairs are completed. C. Wall questioned whether the Rt. 44 gate would be opened during repaving as there is not enough room for two cars to pass. Also turning right or left onto Rt. 44 would be a problem. When asked if the APD had any restrictions on the gate opening, Officer Reardon believed it did not, but will check with the Department's Traffic Officer and report back to R. Markham.

OFFICER REARDON REPORT

- ✓ Bear sightings are numerous. Also, be aware of many phone scams. Call APD with any questions.

MANAGER'S REPORT - complete report filed with minutes

C. Rossetti questioned whether FHA mortgage approval had been revoked at Pond Place. R. Markham replied that there never was absolute approval, only case by case. It gets complicated due to the timing of land leases vis a vis individual mortgages.

NOTICE AND OPPORTUNITY TO BE HEARD

6 Pond Circle – S. Zieger

At issue is whether an existing shed needs to be raised off the ground where the front meets the patio. It has been this way for all the time the property has been owned. It would be very difficult to comply. All other cited repairs will be done. The Board will discuss in Executive Session.

OLD BUSINESS

J. Williams questioned what was happening with Stub Pond? The Pond needed to be drained because The State Department of Transportation is working on cleaning/replacing pipes that empty into the Pond. This is the result of an initiative that was addressed more than a year ago by the Board with the help of State Sen. Kevin Witkos.

NEW BUSINESS

S. Jansen noticed extensive damage to the roof of Sartorius Sports. Upon speaking with the owner, she learned that it was the result of an attempted robbery. Do adjacent property owners, particularly those in Pond Place, receive notice of an event like this from the police? Officer Reardon said he had not heard of this particular incident and that robberies occur along Rt. 44 all the time.

WEBSITE – J. Williams

Spring Cleanup information is posted on the website. R. Markham will update sign so that everyone knows that May 8 is the deadline.

PUBLIC COMMENT

T. Zema reported that some fence sections have collapsed and that other sections don't look properly repaired. R. Markham will follow up. Also, people not picking up after their dogs. Is there a town-wide ordinance? Officer Reardon replied there is not, but Pond Place can enforce its own rules.

M. Cox questioned when driveway re-stoning will occur since hers is "down to the dirt." R. Markham said that extensive re-stoning is scheduled to start sometime after spring cleanup. Areas in most need will be done first. She also reported areas where leaves and debris are piling up. R. Markham will follow up.

There being no further business to come before POND PLACE ASSOCIATION, the Vice President adjourned the meeting at 7:45 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The Vice President convened POND PLACE TAX DISTRICT at 7:46 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of March 28, 2016 with the following correction: change Annual Meeting date from "Wednesday, May 23" to "Monday, May 23." Motion carried.

TREASURER'S REPORT – See Association

MANAGER'S REPORT – complete report filed with minutes

OLD BUSINESS – none

NEW BUSINESS

C. Wall noticed deteriorating repairs at tennis courts, including rocks shoved back into pipes holding the nets. R. Markham will follow up. Although there is not much demand, tennis courts are listed as an amenity at Pond Place.

PUBLIC COMMENT – none

EXECUTIVE SESSION

It was the consensus of the Board that the shed, as is, meets the intent of the Building Guide and that, since other repairs will be completed, it need not be lifted. R. Markham will inform owners.

There being no further business to come before POND PLACE TAX DISTRICT, the Vice President adjourned the meeting at 8:11 p.m. The Budget Hearing will be Wednesday, May 18, 2016, and the Annual Meeting will be Monday, May 23, 2016, both at 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl