

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
April 22, 2013
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Carol Glider, Assistant Treasurer
Kimberly Lazich, Secretary
Christopher Rossetti
Richard Grossi

Absent: Joseph Barry, Treasurer

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Carol Glider, Assistant Treasurer
John Williams, Clerk
Richard Grossi
Nancy Bancroft
Kimberly Lazich
Christopher Rossetti

Absent: Joseph Barry, Treasurer

Also Present: R. Markham, Property Manager; Sue Jansen, 6 Pond Place; Anthony & Karen Zema, 12 Gray Pine Common

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 March 25, 2013 as submitted. Motion carried.

TREASURER'S REPORT – C. Glider

- ✓ Land Lease Re-Financing. Closing on the new loan went smoothly and at minimal cost. There will be considerable savings over the life of the loan. The Board again thanked C. Glider for her outstanding help in achieving this transition.

MANAGER'S REPORT – filed with minutes

- ✓ Building Guide Committee. Chair, Kim Lazich, will schedule another meeting soon.

2013-2014 ASSOCIATION BUDGET

It was moved and seconded to accept the Association Budget as recommended by the Finance Committee. Motion carried. The new Annual Fee will be \$80.00.

OLD BUSINESS

- ✓ Occupancy Standards. C. Rossetti presented names of several attorneys with special expertise in condominium law. It was generally agreed that a good place to start is with the Zoning Officer of the Town of Avon. D. Zacchio and R. Markham will set up a meeting with him ASAP. Other remedies, such as a fine, can be pursued concurrently, but only following a Notice & Opportunity To Be Heard.

NEW BUSINESS

- ✓ COCC Noise. Several Board members reported annoying "generator" noise coming from COCC in Avon Park South. It was suggested that this issue also be addressed with the Avon Zoning Officer to determine what Town Ordinances apply.

PUBLIC COMMENT

- ✓ Sue Jansen reported continuing "garbage" problem with businesses on Rt. 44 bordering Pond Place. C. Rossetti offered to take digital pictures for submission to Town of Avon.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:34 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:35 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of March 25, 2013 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Collections. Delinquencies have improved over last month.
- ✓ Foreclosure Actions. C. Rossetti requested an update from attorneys regarding status, money collected and money owed.
- ✓ Spring Cleanup. Currently underway.
- ✓ Landscaping/Snow Removal. Currently in negotiations to extend contract for one year at same terms.

2013-2014 TAX DISTRICT BUDGET

It was moved and seconded that the Tax District budget in the amount of \$288,715.00 be recommended to the Pond Place Budget Hearing. Motion carried.

OLD BUSINESS - none

NEW BUSINESS – none

PUBLIC COMMENT

- ✓ Anthony and Karen Zema objected to not having their calls acknowledged or returned by the property manager. They have heard similar complaints from other people. **It was moved and seconded to take this matter up in Executive Session. Motion carried.**

EXECUTIVE SESSION

The Board went into Executive Session at 8:08 p.m. and returned to open session at 8:25 p.m.

It was moved and seconded that the Property Manager choose among several methods of communication to increase responsiveness to resident calls. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:30 p.m. The next meetings of POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be a Budget Hearing on Wednesday, May 22, 2013, Avon Room, 7:00 p.m., and an Annual Meeting on Wednesday, May 29, 2013, Avon Room, 7:00 p.m. The next regular meeting will be held Monday, June 24, 2013, 7:00 p.m., Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl