

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
APRIL 24, 2017
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kimberly J. Lazich, Secretary
Christopher Rossetti, Governor
Absent: John Williams, Governor

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kimberly J. Lazich, Secretary
Christopher Rossetti, Director
Susan Jansen, Director
Absent: John Williams, Clerk
Amber Jones, Director

Also present: Richard Markham, Property Manager; Police Officer Reardon, Jonathan Day, homeowner; Sherry Osadchey, homeowner; Claire Henderson, homeowner; Bev Drees, homeowner; Gary Gianini (and his wife), homeowner and Marc Cowan, Director of Highland Window Company.

The President convened the POND PLACE ASSOCIATION meeting at 7:00pm.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that the minutes of March 27, 2017 be accepted as submitted. Motion carried.

TREASURER'S REPORT

Treasurer Barry handed out a memo outlining the Budget Proposals, hereby included in these minutes. That memo incorrectly states that the annual assessment will increase to \$130.00. The correct amount will be \$125.00.

Further, the Finance Committee recommended the Board approve the Association Budget in total dollars, knowing that the specific line item numbers may change, due to the possible change in management companies. The President and the Treasurer will meet with both Richard Markham, current manager and Kimberly Lazich, potential manager, to finalize negotiations. Mr. Markham will include the Budget for the Tax District in the presentation package for the community which has a proposed increase of \$6,935.00; a 2% increase.

The Board moved to accept the Pond Place Association Budget. Motion carried.

We repeat that there will be a Budget Hearing for the Pond Place Tax District for the community May 15th, 2017; but as per our documents, the Association Budget is approved by the Board (see above) and the Tax District Budget is approved by the voter registered residents of Pond Place only.

Governor Christopher Rossetti requested for the third time that the fines showing as accounts receivable be reclassified.

MANAGER'S REPORT

We have one more fee collected since last report.

Manager has received many requests for the DRC for Modification so people are starting to do their outside work.

There were no new requests for re-sale packages.

DESIGN REVIEW COMMITTEE REPORT

Homeowner 12 Clover had previously appealed to the committee to review her application for window replacement that occurred after she ordered the windows and paid a down-payment. Rejected. The homeowner, as directed, brought not only a sample of window material, but also the contractor/salesman to the next meeting. His name was Marc Cowan, of Highland Window Company. He presented the Board with one of the actual windows that had been ordered by homeowner. A lengthy discussion followed regarding why the sample did not meet several of our requirements for windows. The brand of window is the Alside Mezzo.

Vice President Charles Wall requested that we accept his submission of a new light fixture, to be allowed to replace a light fixture that had expired. The board approved the fixture, so that, homeowners can apply and request this fixture. We will ask our webmaster, John Williams, to put the fixture information on the website.

OLD BUSINESS

Gary Gianini suggested that the Pond has early and significant algae bloom, and is in poor shape and asked if we were going to treat it this year. It was discussed that we did not treat it last year because we were hoping to be allowed to introduce algae eating carp; therefore, we could not use chemicals. Unfortunately, we were turned down. Consequently, Joe Barry will call Bob Gambino to set up a meeting for him to inspect the pond and advise us as to timing of treatment. Christopher Rossetti suggested that since we did not spend the money to treat the pond last year, perhaps we could treat twice this year. Joe Barry will certainly ask Mr. Gambino if that is a good idea.

PUBLIC COMMENT

Office Reardon spoke and let us know that the Avon Police have had no “bear calls”; however, Christopher Rossetti said that he had seen them. The officer also told us that they had 9 service calls; including one fire call that was extinguished before the Fire Department had arrived. However, it was suggested that homeowners check their dryer venting to make sure that the lint is cleaned out periodically and that they no longer have plastic tubing.

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

Respectfully submitted,
Kimberly Lazich, Secretary

The President convened the POND PLACE TAX DISTRICT at 7:46 pm.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of March 27th, 2017 be accepted as submitted. Motion carried.

TREASURER’S REPORT

See Association

MANAGER’S REPORT

Receivables are down \$4,300.00. Guard rail replacement is in the works, as well as fence repair and staining.

Board member Susan Jensen reported orange snow plow indicator sticks were broken and in the leaf piles near the tennis courts. Mr. Markham will alert the landscaper.

Charles Wall suggested that there was quite a bit of damage to our curbing: specifically, the run-off on Nuthatch. Mr. Markham will look into.

Furthermore, the Spring Clean-up is underway and a sign is posted to the residents that all of their materials should be out no later than April 30th.

Christopher Rossetti mentioned that Board member Amber Jones had shown us some suggestions for mailbox replacement. He asked, has anything been done about that? Mr. Markham will follow up.

Also, both Mr. Rossetti and Ms. Jensen suggested that the Landscaper was not doing a very good job with the pea stone; saying that there are much higher piles than in previous years and they he needs to remove some from the lawns. Homeowner Claire Henderson mentioned the pea stone in the circles, that her driveway was gouged out (which the President concurred) and that the snow plowers were also required to, but were NOT, shoveling around the fire hydrants. The President opined that perhaps it was because of the new blade they were using on their plow.

Kimberly Lazich asked the manager about some large branches down between 3 and 4 Pond Place, near the pond. Jon Day said he also noticed quite a few trees down in the pond, not only around it, that needed to be removed. The President will discuss with the manager.

OLD BUSINESS

None.

NEW BUSINESS

None

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:00pm. The next regular meeting will be Monday, May 22, 2017, 7:00 pm, in the Avon Room. The President called for an Executive Session, which convened at 8:01 pm.

An Executive Session was called to discuss variance request for 12 Clover windows. Executive Session was ended and the regular meeting reconvened.

It was moved that the variance for the windows purchased without approval for 12 Clover be denied. Motion carried.

Meeting then adjourned.

Respectfully submitted,
John Williams, Clerk
By Kimberly Lazich