

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
AUGUST 28, 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
John Williams, Governor
Christopher Rossetti, 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
John Williams, Clerk
Christopher Rossetti, Director
Susan Jansen, Director
Amber Jones, Director

Also present: Michael Famiglietti , Property Manager; John Beck, homeowner; Judy Larkin, homeowner; Bev Drees, homeowner; Lynne Boyd, homeowner.

The President convened the POND PLACE ASSOCIATION meeting at 7:05 pm.

ROLL CALL:

All members present.

MINUTES OF PREVIOUS MEETING

Kim Lazich moved that we accept the minutes of both the June and July Pond Place Association meetings. Charles Wall seconded. Motion carried.

TREASURER'S REPORT

The treasurer, Mr. Barry, handed out a report by Bob Gambino, on the pond, included in these minutes, regarding the introduction of carp to the pond, to control the algae. We have discussed this before, and applied for this before, but we were denied. This application would have a preliminary review of an engineers report regarding the screening of the inlet and outlets of the pond. This review would cost between \$1,000.00 and \$2,000.00. Also, the engineers would have an informal meeting with the State; who would then indicate whether or not they thought our application would be approved. Susan Jenson spoke with Gary Gianini about perhaps locating the screening by the bridge, which is perhaps a more narrow crossing and easier to build since the stream is more narrow there also. Charles Wall questioned that if, indeed, the carp are sterile, as they should be, then why would we need screening? Mr. Barry said that that is simply the State regulation. Mr. Wall was also concerned with the screening becoming clogged or blown out because of debris or flooding. Furthermore, there would be a cost of maintenance, inspection and cleaning going forward. Also, we were told that the pond has had two chemical treatments, one in late June and one in August. The one in June did a great job but the August one did almost nothing. This was because it rained the day after treatment. Amber Jones asked why this was done, knowing the weather forecast. Since Mr. Gambino, who treated the pond, was not present, we did not get an answer. Ms. Jenson suggested we drain the pond, seeing as in the past, we've done that. It was discussed that the smell is atrocious for those who live on and near the pond. Furthermore, since we can't accurately predict weather, and we would need a frost (not a freeze) to kill the vegetation, it's hard to schedule that. Chris Rossetti moved that we allow Mr. Zacchio to schedule that drainage, as he sees fit. Mr. Wall seconded. John Williams and Kim Lazich voted nay. All others voted yea. Motion carried.

MANAGER'S REPORT

Property Manager Michael Famiglietti informed us that he has been tagging illegally parked cars on our property. The cars are gone. Also, he and his firm have thoroughly researched our insurance coverage and determined that we are properly covered. A print out of coverage included in these minutes.

Also, the Landscaper has repaired the damage at 8 Finch.

The President asked Mr. Famiglietti to start the fines already approved by the board for 10 September Way, at \$10.00 a day.

Mr. Zacchio also asked the manager to follow-up with stoning the pathways, especially near 4 Dove.

DESIGN REVIEW COMMITTEE REPORT

Mr. Famiglietti reviewed many applications and approved many but there are still several with issues. He will go look at the properties in question and if he is still concerned, he will consult the President for his opinion.

OLD BUSINESS

Our President informed us that he inspected a light out at Owl Court and upon that inspection, found that the entire light fixture had fallen off, due to the light pole having rotted out. He asked for a quote from the electrician who did the initial work and was given a quote to replace the each pole of \$3,400.00. He asked another contractor to give us a quote.

Mr. Rossetti asked about phone and light poles not ours – typically, they are being replaced with fiberglass poles or new pressure treated poles, but that is not Pond Place’s responsibility.

Mr. Wall wants to make sure all new poles are compatible with our fixtures. Also, it was suggested that all poles have their tops cut at angle to allow the water to flow off of them, instead of sitting on their flat tops; or, have caps put on them.

Mr. Zacchio will survey all of the poles with our manager and we will begin the process of replacing, capping or cutting, as needed.

NEW BUSINESS

Much continued discussion about our Land Lease due dates and payment schedules. Our attorney Jeff McChristian has written up a resolution for us to vote on, to do this date change. Mr. Barry presented it to the Board. It was not yet voted on, as Mr. Barry wants to do further research with the accountants. He was given permission to do so.

OTHER

No “other”.

PUBLIC COMMENT

Homeowner John Beck asked about his own maintenance items but also wanted to inform the board that there is a light out across from Iron Tree and a large dead white pine behind Finch. The manager will investigate.

Also, he inquired as to why there were four power outages in Pond Place so far, this year. Ms. Lazich informed us that she had called Eversource and was told that two of those were due to transformers “blowing” and that Eversource was continuing to upgrade their equipment.

Homeowner Lynne Boyd commented that timing was everything, as regards the treatment of the pond. Also, that she agrees that the Land Leases need attention.

Kim Lazich motioned for adjournment. Charles Wall seconded. All in favor. Motion carried.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:39 pm.

Respectfully submitted,
Kimberly Lazich, Secretary

The President convened the POND PLACE TAX DISTRICT at 7:40 pm.

ROLL CALL:

All members present.

MINUTES OF PREVIOUS MEETING

Ms. Lazich moved to accept. Ms. Jenson seconded. All in favor. Motion carried.

TREASURER'S REPORT

See Association

MANAGER'S REPORT

Nothing more.

NEW BUSINESS

No new business.

Charles Wall motioned for adjournment. Ms. Lazich seconded. All in favor. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:50pm. The next regular meeting will be Monday, September 25, 2017, 7:00 pm, in the Avon Room.

Respectfully submitted,

John Williams, Clerk

By Kimberly Lazich