

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
August 23, 2011  
Avon Room, Avon Town Hall**

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POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President  
Joseph Barry, Treasurer  
Kimberly Lazich, Secretary  
Charles Wall  
Richard Grossi  
Carol Glider

Absent: Robert Gebhardt, Vice President

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President  
Joseph Barry, Treasurer  
John Williams, Clerk  
Kimberly Lazich  
Nancy Bancroft  
Charles Wall  
Richard Grossi  
Carol Glider

Absent: Robert Gebhardt, Vice President

Also Present: R. Markham, Property Manager; Elsa Acosta, 2 September Way

The President convened POND PLACE ASSOCIATION at 7:03 p.m. The Board officially welcomed new member, Carol Glider.

MINUTES OF PREVIOUS MEETING

**It was moved and seconded to accept the minutes of April 25, 2011 and July 25, 2011 as submitted. Motion carried.**

TREASURER'S REPORT – filed with minutes

- ✓ J. Barry reviewed Aged Receivables from both the Association and Tax District, noting the status of exceptionally large delinquent accounts.
- ✓ R. Markham assured Board that standard collection procedures were being followed.
- ✓ The Board was unanimous in recommending aggressive measures to secure Pond Place recovery.
- ✓ J. Barry explained long-term savings resulting from a reduction in interest rates on land lease loan from 6.75% to 5.5%. He also reviewed a Draft of cash forecast figures resulting from the purchase of the land lease.

MANAGER'S REPORT - filed with minutes

- ✓ DRC applications still coming in, but typically slowing down at this time.
- ✓ Resale documents for 10 Owl Court and 2 Laurel Lane.
- ✓ Difficulty in obtaining mortgages persists. Fannie Mae best choice.

OLD BUSINESS

- ✓ Stub Pond. Water chestnut problem not as acute.
- ✓ 3 Jay Court. Board is maintaining watchfulness of this situation.

NEW BUSINESS

- ✓ Tennis Courts. Problem regarding combination lock was reported and resolved. Users need to be precise when navigating the lock.
- ✓ Pond Place Press. Kim Lazich will collaborate with Nancy Bancroft in recreating this newsletter.

PUBLIC COMMENT

Elsa Acosta questioned tax payment procedures and timing. The legality and structure of the Tax District was explained and she was encouraged to read her documents regarding the land lease.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:46 p.m.

Respectfully submitted,  
Kimberly Lazich, Secretary  
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:47 p.m.

MINUTES OF PREVIOUS MEETINGS

**It was moved and seconded to accept the minutes of April 25, 2011 and July 25, 2011 as submitted. Motion carried.**

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Fence at Big Y being repaired and restrained. It was recommended that pressure treated wood be used.
- ✓ R. Markham was encouraged to coordinate new road signage with Avon Public Works Dept.

OLD BUSINESS

- ✓ New Speed Humps. Paving contractor will walk site and determine location of "humps" in addition to noting needed repairs to curbing and catchbasin cap replacements.
- ✓ Damaged Light Pole. R. Markham re-sent pictures to insurance carrier. Repair should happen soon.

NEW BUSINESS

- ✓ Driveway Stone Replacement. Survey to identify areas will be conducted next week.

PUBLIC COMMENT – none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:05 p.m.

The next meeting of the POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, September 26, 2011, 7 p.m. Avon Room., Avon Town Hall.

Respectfully submitted,  
John Williams, Clerk  
By F. Stahl