

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
August 25, 2014
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kimberly Lazich, Secretary
John Williams
Christopher Rossetti

Absent: Charles Wall, Vice President

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
John Williams, Clerk
Kimberly Lazich
Nancy Bancroft
Christopher Rossetti
Susan Jansen

Absent: Charles Wall, Vice President

Also Present: Richard Markham, Property Manager; Shouhua Yearwood, 9 Jay Ct; Bev Drees, 3 Jay Ct

The President convened POND PLACE ASSOCIATION at 7:05 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of July 28, 2014 as submitted. Motion carried.

TREASURER'S REPORT ASSOCIATION & TAX DISTRICT – J. Barry

- ✓ Both the Association and the Tax District are tracking very well in terms of Common Fee Income and Tax Assessment Income respectively. R. Markham is to be commended.
- ✓ Land Lease Bank Loan initial amount was \$795,000.00; it is presently \$309,000.00 due to systematic additional payments. It might be possible to pay off the entire loan in two years.
- ✓ Diversified Financial Solutions, PC [DFS]. When Capstone Management was first engaged, Richard Markham had a partner who handled the bookkeeping end of the business. When the partner died several years ago, this function was taken over by R. Markham, but he needs the services of a professional from time to time. Pearse Hussey, CPA, a principle of DFS, is familiar with Pond Place having once worked for a Pond Place auditor. He would provide bookkeeping and other accounting services as needed and would also provide continuity in the eventuality of a transition to another property manager. **It was moved and seconded to engage the services of Diversified Financial Solutions, PC as outlined in their letter to Pond Place Association, Inc. and Pond Place Tax District dated August 19, 2014. Motion carried.**

MANAGER'S REPORT – complete report filed with minutes

- ✓ Building Guide. Guide has been distributed to the Board and will be voted upon at the next meeting.
- ✓ Delinquents. All in the hands of the attorney with one scheduled for a "law date" in September.

OLD BUSINESS

- ✓ Website. J. Williams asked for guidance regarding "language" to describe Sen. Witkos' scheduled appearance at the next Pond Place meeting on Sept. 22. C. Rossetti suggested something like "Sen. Witkos will discuss what government can do for Pond Place regarding issues pertaining to Stub Pond." K. Lazich will expedite Pond Place Press to encourage participation and will coordinate refreshments.

- ✓ 2 Raven Court, M. Bozek. At issue is the continuance of a “non-compliance” color on glass slider replacements installed in July of 2013 in direct violation of a motion by the Board that M. Bozek be required to repaint sliders “in a color approved by the Manager.” Failure to submit a plan of remediation would result in a fine of \$10/day [see minutes August 26, 2013]. This was after the Board had rescinded a previous motion to fine M. Bozek \$200 for failure to submit an application to the Design Review Committee before commencing with window replacements in the first place [see minutes July 22, 2013]. R. Markham will follow up with attorney regarding status of fines and further action.

NEW BUSINESS - none

PUBLIC COMMENT - none

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:50 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:51 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of July 28, 2014 as submitted. Motion carried.

TREASURER’S REPORT (see Association)

MANAGER’S REPORT – complete report filed with minutes

- ✓ Foreclosures. There are two significant foreclosures developing.
- ✓ Following up. Driveway stoning; lighting near Big Y fence; LED experiment with CL&P; drainage work.
- ✓ Condition of Mailboxes. A lengthy discussion followed about how to generally improve mailboxes. C. Glider reported that it was relatively easy to remove mailbox, sand and spray. R. Markham will follow up with Tim Dunst regarding power washing, spraying/painting and repairing.

OLD BUSINESS - none

NEW BUSINESS - none

PUBLIC COMMENT - none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:10 p.m. The next regular meeting will be Monday, September 22, 2014, 7:00 p.m. in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl