

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
August 22, 2016
Avon Room, Avon 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
Kim Lazich, Secretary
Christopher Rossetti
John Williams

Absent: None

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: None

Also Present: Richard Markham, Property Manager; Shelly Sundie, Accounting Resources, Inc.; Steve Zieger, 6 Pond Circle; Anthony and 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 that minutes of July 25, 2016 be accepted as submitted. Motion carried.

TREASURER'S REPORT – J. Barry/Shelly Sundie

J. Barry introduced Shelly Sundie, of Accounting Resources, Inc., Glastonbury, CT. Ms. Sundie specializes in non-profit clients. All accounting functions and responsibilities have now been transitioned from Capstone Management to Accounting Resources, Inc.

- ✓ S. Sundie distributed copies and reviewed Pond Place Association Balance Sheet; Operating Budget vs. Actual; Association Dues A/R Aging; Land Lease Balance Sheet; and Land Lease Profit & Loss.
- ✓ She also reviewed Pond Place Tax District Balance Sheet; Operating Budget vs. Actual; Profit & Loss by Activity; and Tax Assessment A/R Aging.
- ✓ Board members requested that Association Dues AR Summary include address codes as in the past.
- ✓ Tax District Tax Assessment AR Summary should also include address codes as in the past.
- ✓ Some Board members questioned whether accounting method should be full accrual or a combination of methods. To be discussed in future meetings.
- ✓ Board members requested that a Check Register be included in future reports.

MANAGER'S REPORT

- ✓ DRC Applications and related activity is at full momentum. Inspections will begin soon.

OLD BUSINESS

- ✓ Stub Pond: Fisheries Div. of DEEP will inspect Pond in early September to determine whether weed-eating carp would be appropriate or effective. Meanwhile, Pond cannot be treated with any chemicals.

NEW BUSINESS

- ✓ Landscaping. A lengthy discussion followed regarding landscaper's lack of knowledge about when and when not to trim flowering shrubs and trees. D. Zacchio will walk area and provide R. Markham with information to give landscaper for future reference.

PUBLIC COMMENT

Zema – 12 Gray Pine Common: Immense damage has been done to cul de sac he had personally beautified. Everything now torn up and discarded, even bird nests. "Why was it done? Why weren't we given a heads-up?" Mr. Zema stated that "value has been diminished" and "it looks like nothing."

The Board explained that this cul de sac was cleared as part of a re-landscaping project. Nevertheless, many Board members agreed that proximate homeowners should be given some kind of notice, including a notice on the website. It was also agreed that individuals undertake cul de sac plantings at their own risk.

It was moved and seconded that prior to any major landscaping project, landscaper must submit drawings and a plan to the Board in a timely manner for its approval. Motion carried.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:00 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 8:01 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of July 25, 2016 be accepted as submitted. Motion carried.

TREASURER'S REPORT – See Association

MANAGER'S REPORT

- ✓ Insurance claim regarding damage to posts has been settled and check has been received.
- ✓ Line striping remains incomplete.

OLD BUSINESS - none

NEW BUSINESS

- ✓ C. Rossetti reported speeding vehicles in area near the Rt. 44 gate and up to Nuthatch, including where jogging path crosses road. He recommended that another speed hump be installed.

It was moved and seconded that the Board President and Property Manager inspect area and report back to Board whether a speed hump, special striping, assorted traffic signs, or other controls are recommended. Motion carried.

PUBLIC COMMENT – none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:25 p.m. The next regular meeting will be Monday, September 26, 2016, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl