

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
August 27, 2012
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: R. Markham, Property Manager; Jon Beck, 7 Irontree Court

The President convened POND PLACE ASSOCIATION at 7:00 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of July 23, 2012 as submitted. Motion carried.

TREASURER'S REPORT – filed with minutes

- ✓ Financial Status. Only one month into new fiscal year – not much to report.
- ✓ FEMA Reimbursement [See Tax District Mgr. Report]. This has been a major impact on finances. Even if appeal for reimbursement is successful, it would "be awhile before we see the money."
- ✓ Road Reserve. The new budget reflects \$60,000 for road reserve.

MANAGER'S REPORT

- ✓ Down to about two delinquent accounts – all in attorney's hands.
- ✓ Ten more DRC applications.
- ✓ Resale at 3 Irontree.

BUILDING GUIDE COMMITTEE

Because product options and products themselves have changed, the Board asked for volunteers to reconstitute this committee. The following individuals responded: K. Lazich, C. Glider, N. Bancroft and D. Zacchio. K Lazich volunteered to chair the committee and have the first meeting at her home in early September.

OLD BUSINESS - none

NEW BUSINESS

NOTICE & OPPORTUNITY TO BE HEARD

P. Murphy – 7 Finch Run [Not Present]

At issue is non-compliance with a long-standing rule banning unapproved leaflets or signs of any kind affixed to light poles or any other property at Pond Place. Also at issue is refusal to remove signs when notified or respond to repeated messages from Property Manager. **It was moved and seconded that, if all signs are not permanently and completely removed, P. Murphy be fined \$10/day commencing on authenticated delivery date of Certified Letter anticipated to be August 30, 2012, Motion carried.**

PUBLIC COMMENT

J. Beck questioned why the latest posted Minutes on the Pond Place website were March 2012 and not more up-to-date. He also questioned why the Annual Meeting Minutes were not posted. The Board assured him that Minutes should be posted as soon as they are approved and that J. Williams, web manager, will be contacted for explanation. The Board agreed that, rather than waiting for an entire year to approve Annual Meeting Minutes, they be posted immediately in "unapproved" form.

J. Beck also questioned the increase in his Pond Place property taxes. The Board explained the budget process and urged Mr. Beck to attend next year's Budget Hearing where discussion of such issues is more appropriate and can be dealt with.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:32 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:33 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of July 23, 2012 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Fence Repair & Extension. Estimates still in progress regarding repairing and extending fence near Sartorius Sports retail area. The Board agreed that reviewing site plan of retail area with Avon Town Planner would be productive in determining original screening and planting requirements.
- ✓ FEMA Reimbursement. FEMA has provided its "final" decision to Pond Place: it will reimburse \$2,700 out of a \$70,000 claim. A lengthy discussion followed regarding misleading and ever-changing statements and promises from FEMA officials. R. Markham has protested FEMA's insistence that Pond Place has restricted public access and written to Congressman's Chris Murphy's office for help. C. Wall questioned whether there was an "appeals process." Management and the Board will continue to pursue this issue and may contact Sen. Blumenthal's office as well.

OLD BUSINESS - none

NEW BUSINESS - none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:01 p.m. The next meeting of POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, September 24, 2012, 7:00 p.m., Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl