

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
February 24, 2014
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: Richard Markham, Property Manager; Officer Jason Reardon, APD; Gary Gianini, 5 Butternut Circle; Jon Beck, 7 Irontree Court

The President convened POND PLACE ASSOCIATION at 7:04 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of January 27, 2014 as submitted. Motion carried.

TREASURER'S REPORT – C. Glider

- ✓ Managing Accounts. C. Glider reported on status of accounts. S. Jansen did a Google search re current money market rates and gave printed report to C. Glider.

MANAGER'S REPORT – filed with minutes

- ✓ Building Guide. R. Markham thanked Nancy Bancroft for her work in re-formatting the Guide. Draft is being reviewed for more edits and will soon be distributed to Board for further comment.
- ✓ Budget Constraints. There is very little to no surplus left in the remaining 2013-2014 budget; it will be important, therefore, to build it back into the next budget.
- ✓ Delinquencies. Holding at or below historic rates.

OLD BUSINESS

- ✓ Notice of Meetings. R. Markham checked with attorney who determined that "intent" was being met and that no additional procedures were required at this time.
- ✓ Website. J. Williams submitted report that showed a total of 2,723 Unique Visitors, 1159 New Visitors, and 1,564 Return Visitors for months of December, January and February.

NEW BUSINESS

- ✓ LED vs. Existing Lights. It was generally agreed that a cost savings analysis be done before replacing bulbs in various areas.
- ✓ Soliciting at Pond Place. R. Markham reported numerous complaints concerning Anderson Window door-to-door soliciting. He told them to desist in the strongest terms possible. Since Pond Place has a posted sign prohibiting soliciting, APD Officer Reardon said that residents had every right to call the APD. R. Markham will continue to watch for and cite any solicitors.

- ✓ Eagle Scout Project. Area Boy Scout Leader has contacted R. Markham about possible projects at Pond Place. Since there are specific steps involved in planning and executing a project, the Board recommended that R. Markham invite the Boy Scout Leader to the next meeting.
- ✓ Postcard Notices of Meetings. There was a lengthy discussion regarding the pros and cons of receiving postcards vis a vis email notifications of meetings. **It was moved and seconded that email notices be sent in lieu of postcards. Motion carried. One Nay.**

PUBLIC COMMENT

- Q: J. Beck expressed concern about neighbor's dead red pine tree which is threatening Mr. Beck's home and property. He asked whether Board has a policy in that regard. He has communicated with neighbor and has also written, all to no avail.
- A: The Board definitely does have a policy regarding dead trees on exclusive areas and the new Building Guide will address this in strong language. Meanwhile, R. Markham will notify Mr. Beck's neighbor as well as others with similar problems as to when contractor will be removing dead trees at Pond Place in order to coordinate removal on Exclusive Use areas.
- Q: G. Gianini questioned whether specs exist regarding roof extensions over doors.
- A: Yes, detailed architectural specs do exist and can be obtained from property manager for a fee to cover architect's design costs.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:55 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:56 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of January 27, 2014 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Lack of Budget Surplus. Again, R. Markham reported tight constraints on remaining budget which will require very careful management.

OLD BUSINESS

- ✓ Lack of Road Salt. Some circles have been done. It is an ongoing project.

NEW BUSINESS - 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 will be Monday, March 24, 2014, 7:00 p.m., Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl