

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
February 25, 2013
Avon Room, Avon Town Hall**

*Note: The December Meeting was not scheduled.
The January Meeting was cancelled due to bad weather.*

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

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
Richard Grossi
Nancy Bancroft
Kimberly Lazich
Christopher Rossetti

Absent: None

Also Present: R. Markham, Property Manager; Sue Jansen, 6 Pond Place; Jim Cawley, 6 Gray Pine Common

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 Nov. 26, 2012 as submitted. Motion carried.

TREASURER'S REPORT – J. Barry – filed with minutes

- ✓ Audit Report for Year Ending June 30, 2012. Report was distributed to Board. Both the Association and Tax District received a "clean opinion." That is, no procedural abnormalities or mistakes were noted.
- ✓ Land Lease Financing Options. J. Barry reviewed several re-financing plans which dramatically lowered interest payments over the life of the loan. **It was moved and seconded to accept a refinancing plan from Windsor Federal Savings Bank at a rate of 3.875%. Motion carried.** J. Barry thanked Assistant Treasurer Carol Glider for her help in obtaining this loan.

MANAGER'S REPORT – filed with minutes

- ✓ Overcrowding of single homes at Pond Place. A lengthy discussion followed about this possible threat to property values and the general integrity of Pond Place. It was agreed that the Board of Governors and Board of Directors have the necessary authority to define density standards within Pond Place. R. Markham will research Town of Avon housing codes and other existing regulations to determine what is applicable. He will draft a "Pond Place Housing Code" for review at the March or April meeting.
- ✓ Building Guide Committee. Chair, Kim Lazich, will schedule another meeting soon.

OLD BUSINESS - none

NEW BUSINESS

- ✓ Joanne Duntz. The Board was shocked to learn of the untimely death of Tim Duntz's wife. **It was moved and seconded to send a condolence "Honorarium" in the amount of \$500 from the Boards of Pond Place Association and Pond Place Tax District to Tim Duntz. It was further moved and seconded to send a flower arrangement from the Pond Place Community to the funeral home or to fulfill any other equivalent donation-destination requested by the deceased's family. Motion carried.**

OTHER BUSINESS/PUBLIC COMMENT – none

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 to accept the minutes of Nov. 26, 2012 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Collections. Trending up which might mean an increase in foreclosures in coming months.
- ✓ 4 September Way. Continuing to deteriorate. R. Markham will follow up on legal status.
- ✓ Extension of Fence Behind 5 and 6 Pond Place. R. Markham will follow up with Town of Avon regarding site plan, restrictions, ordinances, debris collection, etc. that were part of original building plan affecting commercial properties in area adjacent to Pond Place. D. Zacchio will assist.

OLD BUSINESS - none

NEW BUSINESS – none

PUBLIC COMMENT

- ✓ S. Jansen reminded Board that Avon Fire Department can always be called following or during a snowstorm to help dig people out.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:20 p.m. The next meeting of POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, March 25, 2013, 7:00 p.m., Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl