

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
February 23, 2015
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Jay Eustace, 1 Butternut Circle; Jon Beck, 7 Irontree Ct.; Tony Zema, 12 Grey 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. 24, 2014 as submitted. Motion carried.

OFFICER REARDON REPORT: Take special precaution coming out of driveways because of snow piles. There have been many accidents reported.

TREASURER'S REPORT - C. Glider

The Association budget is in its seventh month, or 60% into budgeted items. 98% of common fees have been collected and about 60% of expenses are "where they should be." Generally speaking, the budget is tracking well. Land Lease loan is down to about \$221,417.00 due to accelerated payments every 4-6 months.

MANAGER'S REPORT – complete report filed with minutes

- ✓ Building Guide: Guide has now been distributed. K. Lazich will prepare an electronic copy for the website. Official adoption of the Building Guide will be on next month's Agenda.
- ✓ Delinquent Properties. Some are complicated with 3rd party owners, but are being carefully tracked.

OLD BUSINESS

- ✓ Website. J. Williams reported 1,000 visits to the site in December and 1,000 visits in January.

NEW BUSINESS

NOTICE AND HEARING

7 Gray Pine Common, Tenant Occupied – R. Cawley, Owner

No one in attendance.

At issue is the report of a pit bull off leash on repeated occasions. R. Markham has communicated with the owner of the property and current tenant who both wish to cooperate. They cited lack of awareness, but have promised now to comply with all regulations.

PUBLIC COMMENT

- Q. Are there individual audits of each owner's land lease?
A. No, usually done collectively.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:23 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

Minutes – February 23, 2015
Page Two

The President convened POND PLACE TAX DISTRICT at 7:24 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Nov. 24, 2014 as submitted. Motion carried.

TREASURER'S REPORT – C. Glider

The Tax District budget is generally on target with income at 92% of budget and expenditures at 49-67% of budget in most categories.

MANAGER'S REPORT – complete report filed with minutes

- ✓ Delinquent Properties. The number of delinquent properties "definitely trending better."
- ✓ Extra Expenditure for Snow Removal. Contractor has had to remove and/or relocate tremendous amounts of snow. C. Rossetti questioned the extent of oversight with regard to this effort. Is it done before or after the fact? Are the costs justified? R. Markham assured the Board that he will "actively review" equipment and labor charges and that contractor has earned a reputation for "honest billing."

OLD BUSINESS

- ✓ Sen. Witkos Follow Up. C. Rossetti will contact and suggest meeting for mid-April.

NEW BUSINESS - none

PUBLIC COMMENT

- Q. Has any thought been given to refurbishing the tennis courts?
A. Board will look at this in the spring, but has to be mindful of how many people will actually use in order to justify significant cost.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:50 p.m. The next meeting will be Monday, March 23, 2015, 7:00 p.m. in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl