

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
January 23, 2012
Avon Room, Avon Town Hall**

Note: The December meeting was cancelled.

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Carol Glider
Charles Wall

Absent: Robert Gebhardt, Vice President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
Richard Grossi

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
John Williams, Clerk
Nancy Bancroft
Carol Glider
Charles Wall

Absent: Robert Gebhardt, Vice President
Joseph Barry, Treasurer
Kimberly Lazich
Richard Grossi

Also Present: R. Markham, Property Manager; Sue Jansen, 6 Pond Place; Ann Costello, 4 Arrowhead

The President convened POND PLACE ASSOCIATION at 7:01 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Nov. 28, 2011 as submitted. Motion carried.

TREASURER'S REPORT

- ✓ C. Glider reported for J. Barry that financials were all in order. She also stated that copies of the Audit Report were available and asked whether the Board wanted the auditors to attend the next Board meeting. The Board did not believe this was necessary. C. Glider offered to answer any questions.
- ✓ J. Williams reported that the next Finance Committee meeting is Tuesday, March 6th, 7:00 p.m.

MANAGER'S REPORT - filed with minutes

OLD BUSINESS

- ✓ Website: J. Williams reported that there have been 197 new "visits" to date. D. Zacchio said he received a number of calls saying that having the Building Guide on the website was very helpful. Storm damage information and all announcements will be updated.
- ✓ Claire Bennett-Joseph, 9 Gray Pine: Letter to Board was read by R. Markham. In it, she requests an extension of the repair deadline due to several extenuating circumstances. She intends to comply in the Spring. The Board agreed to extend the deadline to May 15, 2012 at which time repairs need to be completed or fines will revert back to original start date. It was suggested that Ms. Bennett-Joseph make a list of needed repairs, carefully prioritize, and then stick to a plan of action.
- ✓ Thomas Heleniak, 13 Gray Pine: This property is technically in compliance, but will be carefully monitored to assure completion. A comprehensive list of repairs is also needed.

NEW BUSINESS

- ✓ Fire Hydrant at Clover Court is repaired.
- ✓ Gate at Rt. 44 has been temporarily repaired; awaiting insurance status. Avon Fire Department should be notified about location of temporary latch.

PUBLIC COMMENT

- Q. Woodchips piled on side of Stub Pond could be hazard as they produce acid when decomposing. This acid may be detrimental to the Pond.
- A. R. Markham will contact Pond consultant to discuss.
- Q. There are many trees throughout Pond Place that were affected by the October storm. These trees are leaning dangerously toward other people's property. Specifically, A. Costello cited trees leaning toward her home from neighbor's property. She has removed many trees on her property at her expense to avoid similar problems with her neighbors. She had McLellan arborists confirm the danger and does not feel comfortable in her home. Should the Association take any action? Can the Board facilitate?
- A. S. Jansen had three tree companies look at the situation and they did not see any problem. If trees lean toward available sunshine that doesn't make them unstable.
- Q. A. Costello disagrees and said everyone is "shocked" when they see the leaning trees. Also, the ground has a drainage problem which makes it worse.
- A. R. Markham and D. Zacchio will personally look at the properties in question, as well as Pond Place in general, and will follow up as appropriate.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:45 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

The President convened POND PLACE TAX DISTRICT at 7:46 p.m.

MINUTES OF PREVIOUS MEETINGS

It was moved and seconded to accept the minutes of Nov. 28, 2011 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Delinquencies: Collections are an "improving situation."
- ✓ 7 September: D. Zacchio requested that foreclosure proceed on this property, notwithstanding foreclosure experience regarding fine accumulation.
- ✓ FEMA Reimbursement: R. Markham prepared documentation of expenses for reimbursement. It is expected that in February the State DEP will assign a "case worker" to Pond Place. This individual will serve as facilitator and liaison to FEMA. It was suggested that R. Markham call Rep. Chris Murphy should this situation drag on.

OLD BUSINESS

- ✓ Speed Humps installation completed. R. Markham will investigate effectiveness.

NEW BUSINESS - none

PUBLIC COMMENT – none

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

The next meeting of the POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, February 27, 2012, 7 p.m. Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl