

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
January 25, 2016
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

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
Susan Jansen
Nancy Bancroft
Absent: Kimberly Lazich
Christopher Rossetti

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Christopher King, King, King & Assoc., Certified Public Accountants; Bev Drees, 3 Jay Court; Shouhua Yearwood, 9 Jay Court

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

AUDIT REPORT: CHRISTOPHER KING

J. Barry introduced Mr. King and thanked him for his report.

Association. Most of the activity in this account is the Land Lease Loan. The original amount borrowed was **\$795,000** which was refinanced several times to obtain better rates. The Association has been making extra payments during the life of the loan, bringing current **bank loan balance to \$103,000**. This amount should be paid off in full by July 2017. The entity known as Northington is a 501(c)3, a non-stock public corporation. The Association received a "clean opinion" which means that everything was in accordance with GAAP guidelines.

Tax District. This also received a standard "clean opinion" regarding GAAP guidelines for governments. There were, however, some deficiencies regarding internal accounting controls. A manual of procedures would be helpful. Several accounting firms are being interviewed and it is contemplated that by July 1, 2016, accounting responsibilities will be moved from Capstone Management to a professional accounting firm. The Board thanked Mr. King who then left the meeting.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Nov. 23, 2015 as submitted. Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ A full Treasurer's Report will be presented at the next meeting.

OFFICER REARDON REPORT

- ✓ A reminder to show removal contractor to clear snow around intersections for maximum visibility.
- ✓ There were about 17 calls to the Avon Police Department – nothing criminal, mostly medical.

MANAGER'S REPORT - complete report filed with minutes

- ✓ Delinquent Association fees are about where they were last year.

OLD BUSINESS – none
NEW BUSINESS – none
PUBLIC COMMENT – none

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:44 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:45 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of Nov. 23, 2015 as submitted. Motion carried.

TREASURER’S REPORT – See Association

MANAGER’S REPORT – complete report filed with minutes

- ✓ New Lighting: A recent lighting “experiment” at Jay Court appeared to meet with Board approval. The initial cost of switching to LED lighting would be approximately \$25,000. However, the savings once completed, would be substantial.

WEBSITE – J. Williams

- ✓ There were 1054 visitors in December.
- ✓ To date there have been 522 visitors in the month of January.

OLD BUSINESS - none

NEW BUSINESS

- ✓ Patch on Road Near Bridge: Seems to be holding up well.
- ✓ Path Light by C. Rossetti: Goes on and off as well as white-to-red. This is symptomatic of ballast problems.
- ✓ Christmas Tree Pickup: A reminder that the Town is not obligated to pick up Christmas trees at Pond Place. Residents might want to ask as individuals by calling the Avon Highway Garage.

PUBLIC COMMENT- none

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 7:58 p.m. The next meeting will be Monday, February 22, 2016, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl