

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
JANUARY 22, 2018
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Kimberly J. Lazich, Secretary
Christopher Rossetti, Governor
Mitch Uzwack, Governor
John Williams, Governor

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Kimberly J. Lazich, Secretary
John Williams, Clerk
Christopher Rossetti, Director
Susan Jansen, Director
Amber Jones, Director
Mitch Uzwack, Director

Also present: Michael Famiglietti, Property Manager; Judy Larkin, homeowner; Officer Jason Reardon, Avon Police and John King, from King & King, our auditing firm.

The President convened the POND PLACE ASSOCIATION meeting at 7:01 pm.

MINUTES OF PREVIOUS MEETING

It was moved, and seconded to accept the minutes of the November meeting, as presented. All in favor, motion carried.

TREASURER'S REPORT

Treasurer Barry reviewed the annual audits done by King & King, along with John King. Mr. King informed us that all of our accounts are being handled properly, but also advises us to "keep on eye on" all of our transactions, as a natural matter of course. All bills due should first be presented to someone on the Board for review. President Zacchio

signs off on each and every bill. Mr. King also discussed King & King's "management letter". Manager Famigletti will provide a copy of the letter that had been sent to him. It simply states that their audits adhere to accounting principles generally accepted in the United States. It was further stated that the Land Lease loan was paid off and \$79,000.00 was moved to Capital Reserves.

Ms. Janson asked why Northington Meadows was still not "broken out" on its own in the audit. Mr. Barry said that even though that entity is still contained within the Association, he simply forgot to do a "balance sheet" for it. He will investigate how best to "show" it and will perhaps send out an annual report to the board once a year. Mr. Uzwack remarked that doing so doesn't bring us any further benefit of knowing, as the transactions that occur are already well shown. Even though Ms. Janson would like it to show as an "asset", Mr. Uzwack argues that that merely changes the balance sheet. Mr. King thinks that perhaps it would be best to make a "note of disclosure" to show that Northington Meadows is a 501C Corporation. He will reference that next audit.

Mr. Famiglietti will send Mr. Williams, our "webmaster", a PDF of the audits so that he can post them on our website.

MANAGER'S REPORT

Property Manager Michael Famiglietti reported on each DRC application and each violation letter sent out.

He presented the board with a contract/proposal for lawn treatment by Chenail, LLC. The board asked him to compare this contract with what has been done previously by this and any other lawn treatment companies. He will do so and report back to the board.

Mr. Rossetti asked about the replacement of a light fixture for a homeowner which has an iphone as a component. Since the light is an essentially a replacement of one already in use, the light either complies with our Building Guide or would be grandfathered in.

We were brought up to date regarding the previously discussed ice formation on the path by the pond, just past the foot bridge, not far from 6 Owl Court. 6 Owl Court's owner had put a sump pump in his basement to prevent flooding and it was clear that this is where the water is coming from. Water has frozen on the path and produced a hazardous situation. President Zacchio and Manager O'Neil have spoken with the homeowner, who is trying to remedy the situation. He has permission to access the catch basin. It is thought that this work can begin in March.

Mr. Williams asked the manager if Eversource was going to come back and repair the damage they had done by cutting out the drain pipe on Butternut. The manager will follow up with Eversource.

As previously discussed and reported, CM Management has taken over all accounting functions January 1, 2018. Ms. Lazich asked/stated that it seemed like the "negative"

numbers on the A/R report should/do represent pre-payments of taxes. However, she had paid hers in early December and was not credited for it; therefore, perhaps there were others who were also not given appropriate credit for their payments, making the A/R report inaccurate. Mr. Famiglietti will investigate and report back. He will also connect Mr. Barry with the new person handling our accounts.

DESIGN REVIEW COMMITTEE REPORT

Discussed under management report.

OLD BUSINESS

Mr. Williams reported that our website had 1551 visitors so far in January.

NEW BUSINESS

Amber Jones complained that her circle had not been plowed until very late in the storm clean-up, after our last snow storm. She asked if perhaps that these circles could have a “first run”, so as to at least make a path. The plow instructions are that the main roads are to be plowed first, with the circles being done next and the driveways being done last. During the next storm, the President said he will see what’s done.

Mr. Wall reported to the manager that several lights are out, or very low. These being the light at the intersection of Pond Place and Grey Pine, one each on Laurel Lane, Morningside, Nuthatch Way and September Way. The manager will contact the electricians and have these lights repaired/replaced.

OTHER

No “other”.

PUBLIC COMMENT

Homeowner Judy Larkin is very concerned about the road conditions ie: ice and snow. She worries that she and others may slip and fall. Mr. Zacchio states that the snow plow contractor can’t put too much more salt on our roads than they are already using. Caution should always be used in winter.

Kimberly Lazich moved to adjourn the meeting. It was seconded by Charles Wall. All in favor. Motion carried.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:20 pm.

Respectfully submitted,
Kimberly Lazich, Secretary

The President convened the POND PLACE TAX DISTRICT at 8:21 pm.

MINUTES OF PREVIOUS MEETING

Accepted. See Association.

TREASURER'S REPORT

See Association

MANAGER'S REPORT

Nothing more.

OLD BUSINESS

Mr. Rossetti asked about the ongoing mail box issue. Mr. President is talking to Cape Cod fence to get ideas and prices. They are looking into cedar, which will last a long time. Ms. Jones asked if they would have roofs. Yes, they will. Eventually, our reserves will pay for it.

NEW BUSINESS

No new business.

Ms. Lazich moved for adjournment. Mr. Wall seconded. All in favor. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:30. The next regular meeting will be Monday, February 26, 2018 at 7:00 pm, in the Avon Room.

Respectfully submitted,

John Williams, Clerk

By Kimberly Lazich