

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
July 22, 2013
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
Kimberly Lazich, Secretary
Christopher Rossetti

Absent: John Williams

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: John Williams, Clerk
Susan Jansen

Also Present: Richard Markham, Property Manager; Lynne Boyd, 3 Highland Sq., Gary Gianini, 5 Butternut Circle; Monique Tobet, 4 Laurel Lane

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 June 24, 2013 as submitted. Motion carried.

TREASURER'S REPORT – J. Barry

- ✓ End of Fiscal Year. Preliminary data has been sent to auditors. There may be some adjustments in figures. If revenues did not become available due to unforeseen expenditures, then certain projected projects in the budget were not completed, were partially completed, or were postponed. This fiscal approach will continue.
- ✓ Northington Meadows. In response to an inquiry from the audience, the structure and rationale for Northington Meadows was explained: It is a non-stock entity funded entirely by Pond Place Association, which is its sole owner and serves as its Board of Directors. This arrangement makes the Pond and the land, totaling 210 acres, exempt from Town of Avon property taxes. A summary of how this entity was formed was requested for the next Board meeting.

MANAGER'S REPORT – filed with minutes

- ✓ Design Review Committee. K. Lazich reported that all updates are completed and in computer.
- ✓ M. Bozek, 2 Raven Circle. Several letters were sent to Mr. Bozek regarding window replacements asking him to Cease and Desist, and inviting him to a Hearing at the Board's next meeting, July 22, 2013. Mr. Bozek, who did not submit an application to the Design Review Committee, also did not appear at the Hearing. The Board will discuss further action in Executive Session.

OLD BUSINESS

- ✓ R. Grossi Gift. A letter and gift card were sent and acknowledged with gratitude by Mr. Grossi.

NEW BUSINESS

- ✓ Anderson Windows Solicitations. The Board questioned the legality of Anderson Window sales efforts at Pond Place. C. Rossetti will provide information to R. Markham for further follow up.

ELECTIONS OF OFFICERS

It was moved and seconded that current officers be re-elected to a one-year term commencing July 1, 2013 and ending June 30, 2014. Motion carried.

Domenic A. Zacchio	President
Charles Wall	Vice President
Joseph Barry	Treasurer
Carol Glider	Assistant Treasurer
Kimberly Lazich	Secretary

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:35 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:36 p.m.

MINUTES OF PREVIOUS MEETING

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

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ 4 September Way. Bank has reimbursed Pond Place for all money owed. Ownership and responsibility for property upkeep remains unclear. R. Markham will follow up.

OLD BUSINESS

- ✓ Fence Negotiations. D. Zacchio, C. Rossetti and R. Markham met with owner of Sartorius Sports. Cost estimate for new wooden fence is approximately \$10,000. Pond Place would likely have to proceed "on its own" and be responsible for maintenance. C. Rossetti recommended that the Board obtain the original fence agreement before proceeding. Meanwhile, the existing chain link fence is unsightly and should be removed. **It was moved and seconded to proceed with removing the chain link fence. Motion carried.**

NEW BUSINESS

- ✓ Snowplow Damage. Several Board members reported that damage in several areas has not yet been repaired. R. Markham will follow up.
- ✓ Street Lights. Glass inserts have now replaced the original plastic inserts to facilitate cleaning.

PUBLIC COMMENT

- ✓ G. Gianini requested that two spare packets of material given to Board members at meetings be made available to the audience, especially if given advance notice of attendance.

EXECUTIVE SESSION – RE; M. BOZEK, 2 RAVEN CIRCLE
8:00 to 8:20 p.m.

It was moved and seconded that M. Bozek be immediately fined \$200.00 for failure to submit an application to the Design Review Committee before commencing with window replacements. Further, a fine of \$10/day will commence following the next Board Meeting, August 22, 2013, if Mr. Bozek does not submit to the Board, by the aforementioned date, a plan for remediation or show cause why a fine should not be levied. Motion carried.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:21 p.m. The next meeting will be Monday, August 26, 2013, 7:00 p.m., Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl