

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

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POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President  
Charles Wall, Vice President  
Joseph Barry, Treasurer  
Kimberly Lazich, Secretary  
Carol Glider  
Richard Grossi  
Christopher Rossetti

Absent: None

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: None

Also Present: R. Markham, Property Manager; Susan Jansen, 6 Pond Place

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 25, 2012 as submitted. Motion carried.**

TREASURER'S REPORT – filed with minutes

- ✓ Year-End Status. Financials will now go to Auditors for their review.
- ✓ FEMA Reimbursement. D. Zacchio will meet with a member of U.S. Rep. Chris Murphy's staff to ask for help in rescinding FEMA's decision that Pond Place is a form of "gated community," which makes it ineligible for reimbursement other than some costs of clearing material that posed a "safety hazard." C. Rossetti urged the Board to pressure FEMA to produce a written definition of 'gated community' on which they based their decision. At present, Pond Place has only an oral opinion. It was suggested that Sen. Blumenthal's office also be contacted.
- ✓ Chemical Treatment of Stub Pond. Pond has been treated to reduce surface scum. Water chestnut problem seems to have declined.
- ✓ Land Lease Financials. Collection and administration of this account is going well. It is currently projected that the loan will be paid off by May of 2022 or possibly as early as February of 2017.

MANAGER'S REPORT - filed with minutes

- ✓ The Board might want to consider reactivating the Building Guide Committee.
- ✓ Waiting for resale package request for 12 Clover.
- ✓ All three delinquent accounts are in bankruptcy.
- ✓ 4 September - All unpaid taxes brought up-to-date and auction cancelled.

OLD BUSINESS

- ✓ Pet Policy. A lengthy discussion followed regarding owners not picking up after their pets and allowing them to run loose. Existing regulations within Pond Place and the Town are sufficiently strong. However, even if offenders are known, actually coming forward to report them is problematic. It was agreed that offenders should be reported to R. Markham who will follow up with a letter. If the issue persists, A Notice & Opportunity To Be Heard will be scheduled and, depending on outcome, a fine can then be levied.

NEW BUSINESS

ELECTION OF OFFICERS

The following Governors were nominated to be Officers of Pond Place Association. There were no further nominations. **It was moved and seconded that the following be Elected by Acclamation for a one-year term commencing July 1, 2012 and ending June 30, 2013. Motion carried.**

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

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

Respectfully submitted,  
Kimberly Lazich, Secretary  
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 8:01 p.m.

MINUTES OF PREVIOUS MEETINGS

**It was moved and seconded to accept the minutes of June 25, 2012 as submitted. Motion carried.**

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

- ✓ Debris from Sartorius Sports retail area is drifting onto Pond Place land. Existing fence needs to be repaired and extended. R. Markham will follow up with Town, retail owners, and Cape Cod Fence.

OLD BUSINESS - none

NEW BUSINESS

- ✓ K. Lazich requested that something be done about the "stumps" at entrance to Pond Place. Grind? Replace with "spare" trees from within the community? A lengthy discussion followed about agreements between Avon Water Co., owners of the land, and Pond Place.
- ✓ C. Glider questioned whether existing tower near tennis court could be used commercially as a cell phone tower. It was generally agreed that the Town is probably sufficiently covered.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:29 p.m. The next meeting of POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, August 27, 2012, 7:00 p.m., Avon Room, Avon Town Hall.

Respectfully submitted,  
John Williams, Clerk  
By F. Stahl