

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
July 27, 2015  
Avon Room, Avon Town Hall**

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POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President  
Joseph Barry, Treasurer  
Carol Glider, Assistant Treasurer  
Kimberly Lazich, Secretary  
John Williams  
Christopher Rossetti

Absent: Charles Wall, Vice President

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President  
Joseph Barry, Treasurer  
Carol Glider, Assistant Treasurer  
John Williams, Clerk  
Nancy Bancroft  
Christopher Rossetti  
Kimberly Lazich

Absent: Charles Wall, Vice President  
Susan Jansen

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Amber Jones, 5 Keystone Circle; Gary Gianini, 5 Butternut Circle; Bev Drees, 3 Jay Ct.; Gareth Witkewicz, 30 Gray Pine Common; S. Yearwood, 9 Jay Ct.

The President convened POND PLACE ASSOCIATION at 7:03 p.m.

MINUTES OF PREVIOUS MEETING

**It was moved and seconded to accept the minutes of June 22, 2015 with the following correction: under Website Report, change last sentence to read: "J. Williams will attempt to seek more information." Motion carried.**

OFFICER REARDON REPORT: Dogs must be under control at all times and cannot be off leash.

TREASURER'S REPORT - J. Barry

- ✓ Association: Although subject to auditor's review, year-end financials tracked very well with projections. Revenues are slightly higher and expenditures are slightly lower. R. Markham is to be commended for his budget control efforts for both Association and Tax District.
- ✓ Tax District: Again, subject to auditor's review, year-end financial have tracked very well.

MANAGER'S REPORT - complete report filed with minutes

WEBSITE REPORT – J. Williams

- ✓ Controversy continues over recently created Pond Place Facebook site – site creator now identified as James Pabich, 8 Finch Run. Board raised several concerns: Was intellectual property wrongly appropriated? Who has ultimate responsibility for errors? Who has control of content? How can confusion be reduced? A. Jones stated that J. Pabich probably meant no harm and wanted to be helpful to the community. She offered to serve as liaison from the Board to Mr. Pabich. This matter will be discussed further in Executive Session.

OLD BUSINESS

- ✓ Replacement Windows. D. Zacchio met with Anderson Windows representative and saw actual window called "Renewal," as well as trim color called "Dark Bronze." **It was moved and seconded that Renewal Anderson Windows and Dark Bronze color be added to Building Guide as allowable. Motion Carried.** Notice will appear on website and in Pond Place Press. R. Markham will inform applicants whenever there is an application for replacement windows. It was further noted that Dark Bronze color is easily available at a local paint store and that, according to the Anderson Window representative, it will not cause any problem when applied over an existing color.

NEW BUSINESS

- ✓ Diseased Trees. C. Glider reported that while having some professional pruning done, vendor noticed some pine trees “covered in pinholes” and suspected it might be Southern Pine Beetle disease. He reported this to the State Agricultural Dept. who will investigate. Board requested that C. Glider inform them of results.

ELECTION OF OFFICERS

**It was moved and seconded that the current officers be re-elected to a one-year term commencing July 1, 2015 and ending June 30, 2016. Motion carried.**

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

PUBLIC COMMENT

G. Witkewicz reported constantly barking dog at 29 Gray Pine, recently improved because owner put a curtain over window. C. Rossetti read section in Pond Place Regulations that clearly prohibits barking dogs from disturbing the peace. **It was moved and seconded that R. Markham send a letter to 29 Gray Pine citing above Section and stating that another complaint will result in Notice and Opportunity to be Heard. Motion carried.**

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

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

MINUTES OF PREVIOUS MEETING

**It was moved and seconded to accept the minutes of June 22, 2015 with the following correction: under Website Report, change last sentence to read: “J. Williams will attempt to seek more information.” Motion carried.**

TREASURER’S REPORT – See Association

MANAGER’S REPORT – complete report filed with minutes

- ✓ Frontier telephone company corrected “pit” and removed exposed wires at Pond Place and Gray Pine.
- ✓ Will coordinate with Town and “piggyback” when next striping is scheduled. Cost about \$1,000.
- ✓ R. Markham will follow up on J. Williams’ research on plastic mailboxes and report at next meeting.

OLD BUSINESS

Stub Pond. Notice from Board of Governors will be put on website that E. coli has been detected, a common occurrence in hot weather. Not dangerous and no signs need to be posted. Pond has been treated and will be again. Pond has exceptional growth of algae this year – not sure why. Possible upstream contamination.

NEW BUSINESS – none

PUBLIC COMMENT – none

EXECUTIVE SESSION – Pond Place Facebook Site

John Williams will discuss Facebook site with above-mentioned James Pabich and report back to Board at next meeting.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:30 p.m. The next meeting will be Monday, August 24, 2015 in the Avon Room.

Respectfully submitted,  
John Williams, Clerk  
By F. Stahl