

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
June 27, 2016
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

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

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
Kimberly Lazich
Christopher Rossetti
Susan Jansen

Nancy Bancroft

Absent: Charles Wall, Vice President

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Gary Gianini, 5 Butternut Circle; Steve Zieger, 6 Pond Circle; Jenna Aylsworth & Brian Forte, Owners, 4 Dove Circle; Faith Turner, 20 Gray Pine Common

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

MINUTES OF PREVIOUS MEETING – April 25, 2016 minutes to be reviewed at July 25 Meeting

TREASURER'S REPORT – J. Barry

- ✓ Both the Association Statement and Tax District Statement of Income & Expenses are tracking well.
- ✓ Land Lease Bank Loan, now at \$54,117.00, is expected to be paid off by March 2017.
- ✓ Major road re-paving by Galasso Materials, LLC of East Granby has been completed. The Board praised the quality of the work and the efficiency of the Avon Volunteer Fire Department in directing traffic.
- ✓ C. Rossetti inquired about a payment of \$250 to DeManche McChristian, LLC re 4 Laurel Lane. This was a charge to the homeowner for legal costs. The homeowner mistakenly remitted this amount to the Property Manager, who then issued a check to the attorneys.

OFFICER REARDON REPORT

- ✓ Bears getting more aggressive. Also, be aware of many car break-ins. Call APD with any questions.

MANAGER'S REPORT - complete report filed with minutes

REQUEST TO BE HEARD

4 Dove Circle – Jenna Aylsworth & Brian Forte, Owners

At issue is a white-framed slider installed without approval and without any application to the Design Review Committee. Also at issue is failure to submit a plan for remediation to the Property Manager by a date certain contained in a letter from the Property Manager to the Owners dated November 25, 2015. The former carried a fine of \$200 and the latter a fine of \$10/day. The white-framed slider situation has now been remedied. J. Aylsworth apologized, citing extenuating circumstances that caused her to neglect this issue. She asked for the Board's understanding and requested that all fines be rescinded. The Board will address this issue in Executive Session.

REQUEST TO BE HEARD

20 Gray Pine Common – Faith Turner

At issue are long-standing, numerous violations and repeated letters from the Property Manager going back at least three years, all with no response or remediation. The accrued fines as of May 13, 2016,

are \$24,350.00. This resulted in a letter from Attorneys DeManche McChristian, LLC, dated May 16, 2016, regarding lien procedures. F. Turner apologized, citing many extenuating circumstances and financial hardships her family has endured and asked for the Board's understanding and patience. She is in the process of obtaining a loan and promised to correct all outstanding violations. The Board will address this issue in Executive Session.

WEBSITE – J. Williams

✓ There were 725 "visits" in May and 609 "visits" to date in June.

OLD BUSINESS - none

NEW BUSINESS - none

PUBLIC COMMENT

S. Zieger complimented the road repaving job. He asked when driveway stone might be replaced? (Answer: it will be taken up in the new Fiscal Year.) He also reported area behind Pond Circle wet and unkempt. Grass needs to be cut more frequently. (Answer: there is a problem getting grass cutting equipment not to sink. But R. Markham will investigate and follow up.)

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:48 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:49 p.m.

MINUTES OF PREVIOUS MEETING – April 25, 2016 minutes to be reviewed at July 25 Meeting

TREASURER'S REPORT – See Association

MANAGER'S REPORT – complete report filed with minutes

Now that paving is completed, will move ahead with line striping. Will resume mailbox project. Will follow up regarding mosquito-breeding pool of water near deck. Will follow up on drainage problem at 11 Finch. Will follow up regarding sign announcing Association/Tax District meetings.

OLD BUSINESS – none

NEW BUSINESS

C. Rossetti inquired about Arrowhead landscaping project and requested a review of plans.

S. Jansen inquired about an entrance sign at turnaround. Perhaps on Pond Place "side"?

PUBLIC COMMENT – none

EXECUTIVE SESSION

4 Dove Circle: It was moved and seconded that owners of 4 Dove pay a fine of \$200 for failure to contact the Design Review Committee and that other accumulated fines regarding failure to submit a plan be reduced to \$300 for a total fine due of \$500. Motion carried.

20 Gray Pine Common. It was the consensus of the Board that Pond Place attorneys proceed with actions as outlined in their letter to Faith & Frederick Turner dated May 16, 2016.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:40 p.m. The next regular meeting will be Monday, July 25, 2016, 7:00 p.m., in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By F. Stahl