

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
June 22, 2015  
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  
Carol Glider, Assistant Treasurer  
Kimberly Lazich, Secretary  
John Williams  
Christopher Rossetti

Absent: None

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: None

Also Present: Richard Markham, Property Manager; Officer Reardon, APD; Bev Drees, 3 Jay Ct.; Claire Henderson, 1 Keystone Circle; Gary Gianini, 5 Butternut Circle; Jay Eustace, 1 Butternut Circle; Zach and Amber Jones, 5 Keystone Circle; Margaret Bozek, 2 Raven Circle; Tony Zema, 12 Gray Pine Common

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 April 27, 2015 as submitted. Motion carried. It was moved and seconded to accept the minutes of the Budget Hearing on May 20, 2015, noting a typographical error regarding Northington Meadows. It should read 501 c (3). Motion carried.**

OFFICER REARDON REPORT: Report any vandalism regarding breach in fence near retail stores on Rt. 44.

TREASURER'S REPORT - J. Barry

Association: Eleven months into current Fiscal Year, revenues are tracking nicely. There is an overage under Expenses due to various architect's drawings related to canopy and canopy roofs. There is a segregated account at Windsor Federal Savings out of which Land Lease mortgages are paid. J. Barry distributed and explained his projections for completely paying off the Land Lease Bank Loan balance by October 2017. He was greatly commended for this effort.

Tax District: Y.T.D. tracking looking good. As of May 2015, there is \$226,023.86 in Ameritrade Reserve Fund.

MANAGER'S REPORT - complete report filed with minutes

WEBSITE REPORT - J. Williams

Someone, most likely a real estate agent, opened a "Pond Place" facebook page that uses photos, graphics and text from the Pond Place website, potentially causing great confusion. C. Rossetti declared that such use was "clearly illegal." J. Williams will attempt to seek more information.

OLD BUSINESS

- ✓ 2 Raven Court. M. Bozek asked for clarity concerning type of paint finish used to paint vinyl trim on sliders. Company insists that, while not technically "shiny," paint has to have some gloss in order to stick to vinyl. Absolutely "flat" paint will not adhere and will eventually warp. R. Markham will arrange meeting with several Design Review Committee members and painter to settle problem. M. Bozek asked that fines be rescinded. Board will consider request at appropriate time.

- ✓ "Hole" in Ground at Pond Place and Gray Pine. C. Wall reported potentially dangerous electric wire exposure and that it must be corrected. R. Markham will continue to determine ownership and resolve.

NEW BUSINESS

- ✓ Street Light at Butternut Circle. J. Barry reported that light is going on and off. This happens when it's time to replace or is defective. R. Markham will follow up.

PUBLIC COMMENT

- Q. Can anything be done about brightness of lights now being considered?  
A. We will investigate many alternatives including lower intensity LED lights and colored LED lights.
- Q. Can you conduct lighting tests that are not next to each other for better comparison?  
A. Yes.
- Q. What is the status of the section of fence behind Arrowhead and Gray Pine? It invites vandalism. Someone threw an explosive that caused smoke. It might have come from Walmart.  
A. R. Markham has instructed Tim Duntz to repair and it should be done soon.
- Q. What is being done about considerable trash that has accumulated at 17 Gray Pine?  
A. Tim was told to clean up. R. Markham will follow up.
- Q. Will there be new crushed rock replacement on walking trails?  
A. It depends on financials at end of year whether it's done in this Fiscal Year or next.
- Q. What can be done about huge pile of leaves on way to tennis court?  
A. They will be removed.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:39 p.m.

Respectfully submitted,  
Kimberly Lazich, Secretary  
By F. Stahl

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The President convened POND PLACE TAX DISTRICT at 7:40 p.m.

MINUTES OF PREVIOUS MEETING

**It was moved and seconded to accept the minutes of April 27, 2015 as submitted. Motion carried. It was moved and seconded to accept the minutes of the Budget Hearing on May 20, 2015, noting a typographical error regarding Northington Meadows. It should read 501 c (3). Motion carried.**

TREASURER'S REPORT – See Association

MANAGER'S REPORT – complete report filed with minutes

R. Markham showed Board an inexpensive, maintenance-free, black plastic mailbox that would, in time, replace all Pond Place mailboxes. Some Board members thought mailbox too flimsy. R. Markham will continue search.

OLD BUSINESS – none

NEW BUSINESS

C. Wall reported two sink holes that need repair next to catch basins near 5 Gray Pine. R. Markham will follow up.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:00 p.m. The next meeting will be Monday, July 27, 2015 in the Avon Room.

Respectfully submitted,  
John Williams, Clerk  
By F. Stahl