

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
June 25, 2012
Avon Room, Avon Town Hall**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Joseph Barry, Treasurer
Kimberly Lazich, Secretary
Carol Glider
Richard Grossi

Absent: Charles Wall, Vice President
Christopher Rossetti

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

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

Absent: Charles Wall, Vice President
Christopher Rossetti

Also Present: R. Markham, Property Manager; Kirk Drees, 10 Saddle Ridge Dr., West Simsbury; Mark Bredice, 376 Bushy Hill Rd., Simsbury; Beverly Drees, 3 Jay Court; Gwenn Saltzman, 10 Keystone Circle; Susan Jansen, 6 Pond Place; Malik Khan, 5 Pond Place

The President convened POND PLACE ASSOCIATION at 7:01 p.m.

MINUTES OF PREVIOUS MEETING

It was moved and seconded to accept the minutes of April 23, 2012 as submitted. Motion carried.

TREASURER'S REPORT – filed with minutes

- ✓ FEMA Reimbursement: After months of waiting, FEMA has declared that Pond Place is a form of "gated community" and does not qualify for reimbursement. Although Pond Place will object, reimbursement is a long way off. The Board can no longer keep vendors waiting and recommends payment out of the Reserve Fund. The Board also recommends against a one-time assessment of approximately \$350.00 per unit to offset storm expenses, instead repaying expense out of future budgets. **It was moved and seconded to approve storm-related vendor payments from the Reserve Fund and to revise the 2011-2012 budget accordingly. Motion carried.**
- ✓ Land Lease Administrative Contract with Capstone Mgmt. Capstone has requested a change to their contract. It should be noted that this administrative fee comes out of the Land Lease account and is not a Pond Place budget item. **It was moved and seconded that the fee structure be a set fee of \$500 per month, not recalculated downward at every pay-off, but stepped down \$25 for each block of 25 units removed from the list; for a five year term that runs coterminous with the Association and Tax District management contract. Motion carried.**

MANAGER'S REPORT - filed with minutes

- ✓ The Board might want to consider reactivating the Building Guide Committee.

OLD BUSINESS - none

NEW BUSINESS

- ✓ Gwenn Saltzman told the Board of her harrowing experience fighting off an attack by a loose dog at Pond Place. She and her dog were both injured and 911 had to be called. The attack dog was removed and euthanized. She requested, and the Board discussed, a series of stronger regulations. R. Markham, in consultation with Pond Place attorney, will recommend action at the next Board meeting.

Notice and Opportunity To Be Heard

3 Jay Court – Beverly Drees

At issue is whether new "canopy" over door, as well as side walls and play-scape, all constitute violations of Pond Place Building Guide. Beverly Drees stated that she had no knowledge that the side walls were non-conforming and had no knowledge that the play-scape even existed. Both have been there for years and the Board had ample time to deal with it. As for the "canopy" she believed it was approved and that proper channels were followed. A lengthy discussion followed about what should or should not be considered a "front" door. Pond Place architect, Dale Cutler, found no aesthetic fault with the new canopy and is currently designing upgraded specifications for similar applications. In hindsight, Ms. Drees acknowledged that a meeting and clearer communications would have been better, but that she believed she was acting in good faith. The Board reiterated that it cannot allow a proliferation of non-conforming structures that will change the character of Pond Place forever. The Board will decide the matter in Executive Session. Ms. Drees, Kirk Drees and Mr. Bredice then left the meeting.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 8:03 p.m.

Respectfully submitted,
Kimberly Lazich, Secretary
By F. Stahl

The President convened POND PLACE TAX DISTRICT at 8:04 p.m.

MINUTES OF PREVIOUS MEETINGS

It was moved and seconded to accept the minutes of April 23, 2012 as submitted. Motion carried.

TREASURER'S REPORT (see Association)

MANAGER'S REPORT – filed with minutes

WEBSITE

✓ J. Williams will put dog attack article on the website. He will also post afore-mentioned FEMA information.

OLD BUSINESS/NEW BUSINESS/PUBLIC COMMENT – none

Executive Session

It was moved and seconded to adjourn to Executive Session at 8:15 p.m. Motion carried.

The Board came out of Executive Session at 8:58 p.m.

It was moved and seconded that a fine of \$500 be imposed on B. Drees, 3 Jay Court, for not following Pond Place Building Guide specifications regarding door canopies. Motion carried.

The side walls and play-scape will be dealt with as a separate matter.

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 9:00 p.m. The next meeting of the POND PLACE ASSOCIATION and POND PLACE TAX DISTRICT will be held Monday, July 23, 2012, Avon Room, Avon Town Hall.

Respectfully submitted,
John Williams, Clerk
By F. Stahl