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**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
MARCH 27, 2017
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kimberly J. Lazich, Secretary
Christopher Rosetti

Absent: John Williams, Govenor

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President
Charles Wall, Vice President
Joseph Barry, Treasurer
Carol Glider, Assistant Treasurer
Kimberly J. Lazich, Secretary
Christopher Rosetti, Director
Susan Jansen, Director
Amber Jones, Director

Absent: John Williams, Clerk

Also present: Richard Markham, Property Manager; Police Officer Reardon, Jonathan Day, homeowner; Susan Frank, homeowner; Sherry Osadchey, homeowner.

The President convened the POND PLACE ASSOCIATION meeting at 7:05pm.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that the minutes of February 27, 2017 be accepted as submitted. Motion carried.

TREASURER'S REPORT

It was reported that 17 Units have paid their fees and those who have not are in the hands of the attorney. About 6 units now owe their second tax payment.

The accounts receivable is about \$3,000.00 higher than this time last year.

Christopher Rosetti requested that the fines be removed from the a/r report for the second time.

It was reported that the board will take up the issue of the budget review in detail during the April meeting.

Also, that there will be a Budget Hearing for the community May 15th, 2017 but as per our documents; the Association Budget is approved by the Board and the Tax District Budget is approved by the voter registered residents of Pond Place only.

A memo was handed out by the Treasurer, stating that Pond Place has proposed a change in Management companies, as of July 1st, 2017 from Richard Markham of Capstone Management to Kimberly Lazich of Compuvest Management Associates, Inc. Mr. Markham would stay on for one year to assist in property inspections and to disseminate over 20 years of paperwork, much of which should be discarded, in order to streamline information and reduce storage.

MANAGER'S REPORT

We had two more pay-off's on receivables. We have slightly less receivables than last year in the Association.

Also, a re-sales package was provided for 2 Pond Place. The new owner was present at this meeting. He asked many pertinent questions about homeownership in Pond Place, including, most importantly, applying and receiving approval for ALL exterior modification.

DESIGN REVIEW COMMITTEE REPORT

12 Clover appealed to the committee to review her application for window replacement that occurred AFTER she ordered the windows and paid a down-payment. The homeowner was directed to bring not only a sample of window material, but also the contractor/salesman to the next meeting. She agreed to do so.

This is an issue that continues to come up. A lengthy discussion followed whereby the President asked the question: If people continue to simply ignore our Building Guide, why do we still have it? Many answered followed that should we NOT have it, the uniformity of Pond Place would be ruined. Also, that the DRC no longer consists of three or four people and should be re-constituted to meet these standards. A new committee was formed, including Amber Jones, Jonathan Day and Charles Wall.

NEW BUSINESS

Officer Reardon informed us that the Avon Police had no calls of break-ins but that they had had four calls for bears.

Furthermore, that the Police are suggesting that people are finding that their taxes have been filed by fraudulent means and that should they encounter this when they go to file legally, that they contact the Police Department and report it.

PUBLIC COMMENT

Homeowner Jonathan Day expressed gratitude for attending the meeting and having many of his questions answered.

There being no further business to come before POND PLACE ASSOCIATION, the President adjourned the meeting at 7:45 pm.

Respectfully submitted,
Kimberly Lazich, Secretary

The President convened the POND PLACE TAX DISTRICT at 7:46 pm.

MINUTES OF PREVIOUS MEETING

It was moved and seconded that minutes of March 27th, 2017 be accepted as submitted. Motion carried.

TREASURER'S REPORT

See Association

MANAGER'S REPORT

A lengthy discussion about the mailbox replacement issue. The new Budget includes an amount for this project but the previous designs and proposals were unacceptable. The manager is looking for new designs and proposals. Board member Amber Jones "googled" mailboxes and showed the Board some suggestions. Mr. Markham will follow up.

OLD BUSINESS

See above.

NEW BUSINESS

None

There being no further business to come before POND PLACE TAX DISTRICT, the President adjourned the meeting at 8:45pm. The next regular meeting will be Monday, April 24th, 2017, 7:00 pm, in the Avon Room.

Respectfully submitted,
John Williams, Clerk
By Kimberly Lazich