

**MINUTES OF MEETING
POND PLACE ASSOCIATION, INC.
POND PLACE TAX DISTRICT
OCTOBER 22, 2018
AVON ROOM, TOWN HALL**

POND PLACE ASSOCIATION, INC. BOARD OF GOVERNORS

Present: John Williams, Governor
Joseph Barry, Assistant Treasurer
Susan Jansen, Treasurer
Christopher Rossetti, Governor
Mitch Uzwack, Governor
Kamil Kieterling

Absent: Domenic A. Zacchio, President
Kimberly J. Lazich, Secretary
Charles Wall, Vice President

Also present: Michael Famiglietti, Property Manager; Officer Jason Reardon, Avon Police

The John Williams convened the POND PLACE ASSOCIATION meeting at 7:03 pm.

MINUTES OF PREVIOUS MEETING

It was moved by Susan Jansen, and seconded by Joseph Barry, to accept the minutes of the September meeting, as presented. All in favor, motion carried.

OPEN FLOOR

Suggestion to not combine association and tax district meeting minutes. From here forward CPM will submit 2 sets.

Ask JH Services to blow the leaves into the woods or have it vacuumed and not to blow them towards or into the lake.

TREASURER'S REPORT

Treasurer Jansen discussed concerns that our Balance Sheets for the Pond Place Association were not in balance. Mike has made some adjustment and will re-send a revised a Balance Sheet and Aged Receivables out to the Board. The Balance Sheets, Aged Due Receivables, Common Fee Receivables and Fines Receivables, that total \$36,702.98 will reflect properly in the Aged Receivables as well.

Mike spoke with Janice from King & King Associates, they are currently under way with your audit and should hopefully have that wrapped up in the next two weeks or so. Once CM Property Management received a copy of the report, the Board will be given a copy.

Treasurer Jansen reported that King & King contact her for a signature. Suggestion was made that Joseph should sign off on the audit because it covers the period that he was working on it and he will be far more familiar with it.

Standard practice is they send a draft of the audit to the Treasurer.

Mike will have King & King send the audit to Joseph for signature.

The Association Receivable are slightly off by \$293.00

MANAGER'S REPORT

The concrete for the bases for the new light poles have been installed and they are connecting the conduit. We had a slightly delayed due to a color discrepancy. We are hoping to have all of it wrapped up before Thanksgiving. There are no additional charges on that.

Open discussion: Can we keep some of the old wooden poles to help build a Bocce Court? Good idea but we are better off building it the right way. Mike will have contractor continue with removing the old wooden poles and get a quote for installation of a Bocce Court. We can meet one day to select a location. There is a fairly level plot of land on the west side of the Tennis Court.

The mailboxes project is underway. The guys have been installing since September. Roof will be going in this week. In the Spring we will put a stain on the cedar.

I've reached out to Egore with McCoughlin Tree. We have two areas, one on Highland Square on a cul-de-sac and across from Edgewood. Also, on the path way/walk way between Arrowhead & Clover there are some dead limbs in the trees and on the pond main road between Dove and Edgewood that also have dead limbs and will be tagged. Trees with large white dots or marked with a large white X, trees are the only ones being removed. There is a delay due to winds and rain.

Two flyers going out to the residents. One for garage doors, ones coming in that we've noticed they do not meet the original specifications. You can still get the original garage doors installed. Specific details already exist in the Building Guide. Suggesting that the vendor who provides the exact garage door should be included in the Building Guide. We can update the website. I'll update the Building Guide for new homeowners and get John a letter for the website. The other flyer is for Fall Clean Up. The last fall clean up will be the Sunday before Thanksgiving. We are asking for one pile with just sticks and another for leaves either in the islands or 5 feet from the road. We can extend it. I'll talk with John about maybe going to December 2nd. The concern that John has is the longer we give the homeowners, the longer the piles might sit there and kill the lawn. Everyone can start putting stuff out now. We will aim for December 2nd.

Concerns and Infractions: Contacted the Pond Place Attorney regarding our options because we are fining them right now. It's a rental situation. The owner has on 2 or 3 different occasions has submitted proposals for shelters but none meet the requirements. The fines are up to around \$1000. Either he will pay the fines or he will be turned over to the attorney. I will send out an email to the Board when I find out what our options are.

DESIGN REVIEW COMMITTEE REPORT

Discussed under management report.

NEW BUSINESS

Mitch Uzwack from 9 Laurel Lane - Pond Place Building Guide off the net. Page 14, Article 22. The trim board that we were asked to wrap around the house when we put one in distinctly says cedar. I'm recommending that we modify the Building Guide and we add pvc board or a new composite board called Boral. This is use around the bottom of your house. Mitch states Dom looked at this and approved it. Let it go through the process and then be put on agenda for the next meeting. Mitch will bring a piece of the composite board in for everyone to look at.

OLD BUSINESS

Officer Readon contacted Sonji regarding the construction going on at Big Y. He wasn't in today so I don't know where it stands. I did look at the town ordinance and it's not for Avon to determine. Kamil spoke with Linda from Planning & Zoning last Thursday. She said after 6pm the outside construction should stop and the noises is going on through the night from midnight to 5am they are dumping concrete. That's were Sonji will determine. Officer Readon I understand but you can compare the noised from a truck to the noises from throwing garage. Kamil asks, can we use breach of peace or public nuisance? Officer Readon the guy sending out the emails is not there today and I still don't know if they are taking action or not taking action. Kamil states, when they are working on the roof at 5am, I talked to them and they told me they were replacing light fixtures outside. I called Linda at Planning & Zoning and she said it's not right after 6pm and she said she would talk to the construction company. Officer Readon the guy in charge of the Building department was not in today. If they sent out a notice asking them to stop and they continue then the Town of Avon can take action. If you have a problem with idling trucks at 5am, you need to call the Police. Officer Readon I will eventually hear back from the guy in charge. I was planning on going to Big Y and speaking with someone. Mike will be notified of an update when I have one. Kamil states, it should be the construction company's responsibility to know the town ordinance. Mike will try to have the manager attend our next meeting.

OTHER

No "other".

PUBLIC COMMENT

None.

John Williams moved to adjourn the meeting. It was seconded by Mitch Uzwick. All in favor. Motion carried.

There being no further business to come before POND PLACE ASSOCIATION meeting, the President adjourned the meeting at 8:01 pm.

Respectfully submitted,
Mike Famiglietti, CPM

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Absent: Domenic A. Zacchio, President
Kimberly J. Lazich, Secretary
Charles Wall, Vice President

Also present: Michael Famiglietti, Property Manager

Michael Famiglietti convened the POND PLACE TAX DISTRICT meeting at 8:02pm.

MINUTES OF PREVIOUS MEETING

It was moved by Susan Jansen, and seconded by Joseph Barry, to accept the minutes of the September tax district meeting, as presented. All in favor, motion carried.

TREASURER'S REPORT

Treasurer Jansen discussed concerns that our Balance Sheets for the Pond Place Tax Association were not in balance.

LEASE PAYMENTS

Page 13 shows the remaining land lease on the homeowners. CMPM started up billing in January and then in June and this is done yearly. We did a 3-part bill. We are waiting for an updated mill rate from the Town. The Town is mailing out the Grand List.

OLD BUSINESS

Kamil - Bus stop project, what ever happened with that? Mike was going to go out and bring us some estimates. It's not part of the budget. This is a Capital project. Mike has quotes and will put this back in and we can take it from there.

NEW BUSINESS

Christopher Rossetti – I move that the Board ask Mike to investigate the cost of a Bocce court parallel to the tennis court. 2nd by Kamil Kieterling. All in favor. Motion carried.

ADJOURN

Mitch Uzwack moved to adjourn the meeting. It was seconded by Susan Jansen. All in favor. Motion carried.

There being no further business to come before POND PLACE ASSOCIATION meeting, Mike Famiglietti adjourned the meeting at 8:15 pm.

Respectfully submitted,
Mike Famiglietti, CMPM
