

**MINUTES OF MEETING  
POND PLACE ASSOCIATION, INC.  
POND PLACE TAX DISTRICT  
APRIL 23, 2018  
AVON ROOM, 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  
Kimberly J. Lazich, Secretary  
Christopher Rossetti, Governor  
John Williams, Governor  
Absent: Mitch Uzwick, Governor

POND PLACE TAX DISTRICT BOARD OF DIRECTORS

Present: Domenic A. Zacchio, President  
Charles Wall, Vice President  
Joseph Barry, Treasurer  
Kimberly J. Lazich, Secretary  
John Williams, Clerk  
Christopher Rossetti, Director  
Susan Jansen, Director  
Absent: Mitch Uzwick, Director  
Amber Jones, Director

Also present: Michael Famiglietti, Property Manager; Judy Larkin, homeowner; Bev Drees, homeowner; Gary Gianini, homeowner, Lynn Boyd, homeowner: and Officer Jason Reardon, Avon Police.

The President convened the POND PLACE ASSOCIATION meeting at 7:01 pm.

MINUTES OF PREVIOUS MEETING

It was moved, and seconded to accept the minutes of the March meeting, as presented. All in favor, motion carried.

TREASURER'S REPORT

Property Manager Famiglietti presented the Treasurer's report.

He reported that the transfer of \$30,000.00 to the LPL did not show up on the Income and Expense report due to a computer problem but the money did make it into the new bank account.

Also, CM Management continues to work on the transition of merging the two systems to effect clear numbers and accurate account balances.

Mr. Famiglietti again reiterated that he would pay for an audit which would consist of December 2017, January, February and March 2018, as the annual audit was already done.

Just to be clear, the Capital Reserve Account is to house the Land Lease payments and the Regular Reserve Account is for major projects and is being funded with \$60,000.00 a year, as per the budget.

Mr. Rossetti would like CM to provide the board with a Cash Disbursements report for the Association, just as we receive one for the Tax District. Mr. Famiglietti will provide one.

### MANAGER'S REPORT

Property Manager Michael Famiglietti reported on each DRC application and each violation letter sent out.

Ms. Lazich was approached by a homeowner about having only eight days to respond to a letter of violation sent by CM Management. The Manager said that he found that the less time given to a homeowner to respond, the quicker they do so.

6 Owl Court's owner is addressing the flooding caused by his sump pump to our walk path by the pond.

The homeowner with the pink garbage can, who so far has refused to be it in the garage, will have fines begun. No one attended the meeting, as requested by the Manager. Mr. Rossetti expressed that garbage cans MUST be kept in garages, if the homeowner has one. Mr. Wall said that her excuse that it is a health concern is unfounded.

Officer Reardon said that the police department has gotten a few calls from homeowners smelling gas, perhaps its propane, as it's now grilling season. He also has many people approach him and ask if they (the public) can fish in our pond. He tells them that technically, the pond is private property. The issue for us is liability. However, since Northington Meadows is Tax Exempt, that allows for people to fish. The other issue of liability would be people parking on our property. We feel that people could walk or hike it, while parking elsewhere. Mr. Wall suggested a sign, "NO PUBLIC PARKING". Ms. Jansen sees people walking in. Officer Reardon suggested that if anyone is seen parking on Pond Place property, they call the police.

Both Mr. Wall and Mr. Rossetti would like signs posted at the entrance and at the access road. Our President directed Mr. Famiglietti to contact the Town of Avon Police Department to obtain official signage. Mr. Famiglietti said that Peachtree also has signs we might employ.

Our Manager confirmed our Annual Meeting to be held Monday, May 21<sup>st</sup>. We will also be holding the Annual Budget Hearing Meeting the week before, on Monday, May 14<sup>th</sup>.

As regards the Budgets: Tax District Budget increased from an annual amount of \$320,700 to \$328,660, an increase of about 2%. This increase occurred in our property management fee, of \$1,000.00 a month, due to the increase in their fiduciary responsibilities and there was an increase in minute taking. Our Association Budget increased from \$26,250 to \$31,500. This increase was due to management fee and contingency fund.

Mr. Rossetti asked about any Capital Improvements that were upcoming, as we usually discuss these at the Budget Hearing. Our manager said that we had three prominent projects: 1) to replace most or all of our light poles, hopefully with a non-rotting material 2) build a bus stop shelter for the children and 3) build mailbox enclosures.

Mr. President said that the funds for those projects would be coming out of the Reserve Fund, not the operating account; therefore, the Major Maintenance Projects does not include these items.

Mr. Rossetti asked if any of these projects would be done before the Annual Meeting; citing that it is written in our by-laws that any project over \$20,000.00 be presented to the community. That has not been happening, mostly because all projects need to be done. He agreed that he would like all of them to proceed.

Ms. Jansen asked about installing a “fish gate”. It was reported that an “exploratory” would cost between \$1,500.00 and \$2,000.00, just to find out what was needed. Rossetti asked if we should increase our Northing Meadows Budget to cover this cost but the President said no, all we have to do is give permission for the funds to be released.

As to the Annual Budgets, Ms. Lazich moved that we accept the Pond Place Association Budget, as presented and furthermore, that we accept the Pond Place Tax District Budget, to be presented to the Pond Place homeowners for approval at our annual meeting May 21, 2018. All in favor, motion carried.

#### DESIGN REVIEW COMMITTEE REPORT

Discussed under management report.

#### NEW BUSINESS

Mr. Rossetti asked that we consider installing another speed hump where we have already painted a cross walk by Arrowhead and Butternut. Mr. Famiglietti will get a price from our Landscaper JH Landscaping.

Also, the walk path, from that area, over the little bridge, next to the pond, is very badly eroded. Manager will tell the landscaper to re-fill and repair it.

#### OLD BUSINESS

Mr. Williams inquired again when the Spring Clean-up will begin. Manager said he would give us a date. (After the meeting, a date of May 6<sup>th</sup> was provided and posted). Ms. Jansen asked about the gravel for the driveways, included much debris. Manager said landscaper is working on that, as well.

Mr. Rossetti asked if there had been any more noise complaints about Owl Court. Manager reported, no.

Ms. Lazich asked if the tennis courts were operational. Report: the net is up.

#### OTHER

No "other".

#### PUBLIC COMMENT

Homeowner Bev Drees reported that she is very upset about the ice on the walk path, due to the homeowners sump pump, previously reported. That homeowner will be repairing the situation soon, and hopefully, at this point, we will have no more ice.

Homeowner Judy Larkin reports there is a water pipe hole at the head of Grey Pine Common. She is also concerned about the old "tot lot" being used as a dumping ground for our lawn debris, but of course, we also want to continue to offer the clean-ups to the community and this is where we can put it with very little cost. Mr. President offered that the lawn debris does break-down naturally over time and otherwise, it would cost prohibitive to haul it away and/or grind it.

Homeowner Lynn Boyd reported that there are dead trees on the island of Highland Square and inquires when they might be removed. Mr. Wall suggested that the island needs mulch and perhaps new underlying fabric. Manager will look into and follow up.

Kimberly Lazich moved to adjourn the meeting. It was seconded by Charles Wall. All in favor. Motion carried.

There being no further business to come before POND PLACE ASSOCIATION/POND PLACE TAX DISTRICT joint meeting, the President adjourned the meeting at 8:10 pm.

Respectfully submitted,  
Kimberly Lazich, Secretary

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